

This instrument prepared by
CURTIS R. MOSLEY, ESQ.
Mosley & Wallis, P.A. *HC*
Post Office Box 1210
Melbourne, Florida 32902-1210

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 81	#Names: 2	
Trust: 41.00	Rec: 649.00	Serv: 0.00
Deed: 0.00		Excise: 0.00
Mtg: 0.00		nt Tax: 0.00

SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF BAYPORT CONDOMINIUMS

BAYPORT CONDOMINIUMS., a Florida limited liability company, pursuant to the authority reserved in Article XIII of the Declaration of Condominium establishing BAYPORT CONDOMINIUMS, as recorded in Official Records Book 5383, Pages 5692 through 5809 inclusive, as amended by First Amendment to Declaration of Condominium of BAYPORT, A CONDOMINIUM recorded in Official Records Book 5393, Pages 6040 through 6045 inclusive, as amended by Second Amendment to Declaration of Condominium of BAYPORT, A CONDOMINIUM recorded in Official Records Book 5393, Pages 6046 through 6052 inclusive, and as amended by Third Amendment to Declaration of Condominium of Bayport, A Condominium recorded in Official Records Book 5393, Pages 6053 through 6060 inclusive, and as amended by Fourth Amendment to Declaration of Condominium of BAYPORT CONDOMINIUMS, recorded in Official Records Book 5648, Pages 8811 through 8821, all of the Public Records of Brevard County, Florida, and the Florida Condominium Act, hereby amends said Declaration above described as follows, to-wit:

1. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 5.
2. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 6.
3. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 11.
4. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 13.
5. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 16.
6. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 17.
7. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 18.
8. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 19.
9. See Exhibit "A" attached hereto and made a part hereof for Certificate of Substantial Completion of Building 23.
10. Sheets 27 through 30 of Exhibit "A" for Phase 5 consisting of Building 22 are hereby deleted in their entirety and attached Sheets 27 through 30 inclusive are substituted therefor. Sheets 32 through 35 of Exhibit "A" for Phase 6 consisting of Building 24 are hereby deleted in their entirety and attached Sheets 32 through 35 inclusive are substituted therefor. Exhibit "A" for Building 5 and Exhibit "A" for Building 6 shall remain in full force and effect and unchanged except as set forth herein.

All other terms, provisions and conditions of the Declaration shall remain in full force and effect and unchanged except as set forth herein.

IN WITNESS WHEREOF, the above-stated Developer has caused these presents to be signed and sealed on this 26 day of June, 2006.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Mandy Parsley
Print Name: Mandy Parsley
Colleen Kelly
Print Name: Colleen Kelly

DEVELOPER:

Bayport, L.L.C., a Florida limited liability company

By: William M. Young
William Young, Operating Manager

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 26th day of June, 2006, by WILLIAM YOUNG, Operating Manager of BAYPORT, L.L.C., a Florida limited liability company on behalf of the Company. He is personally known to me or produced _____ as identification.

Nancy K Montgomery
Notary Public
State of Florida
My Commission DD177828
Expires January 27, 2007

Nancy K Montgomery
NOTARY PUBLIC
My Commission Expires:

BAYPORT CONDOMINIUMS PHASE 2, BUILDING 5 ONLY

8667, 8669 & 8677 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF JUNE, 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
13th DAY OF JUNE, 2005 A.D.

Crystal M. Williams
CRYSTAL M. WILLIAMS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008



Crystal M. Williams
My Commission Expires
Expires November 03, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

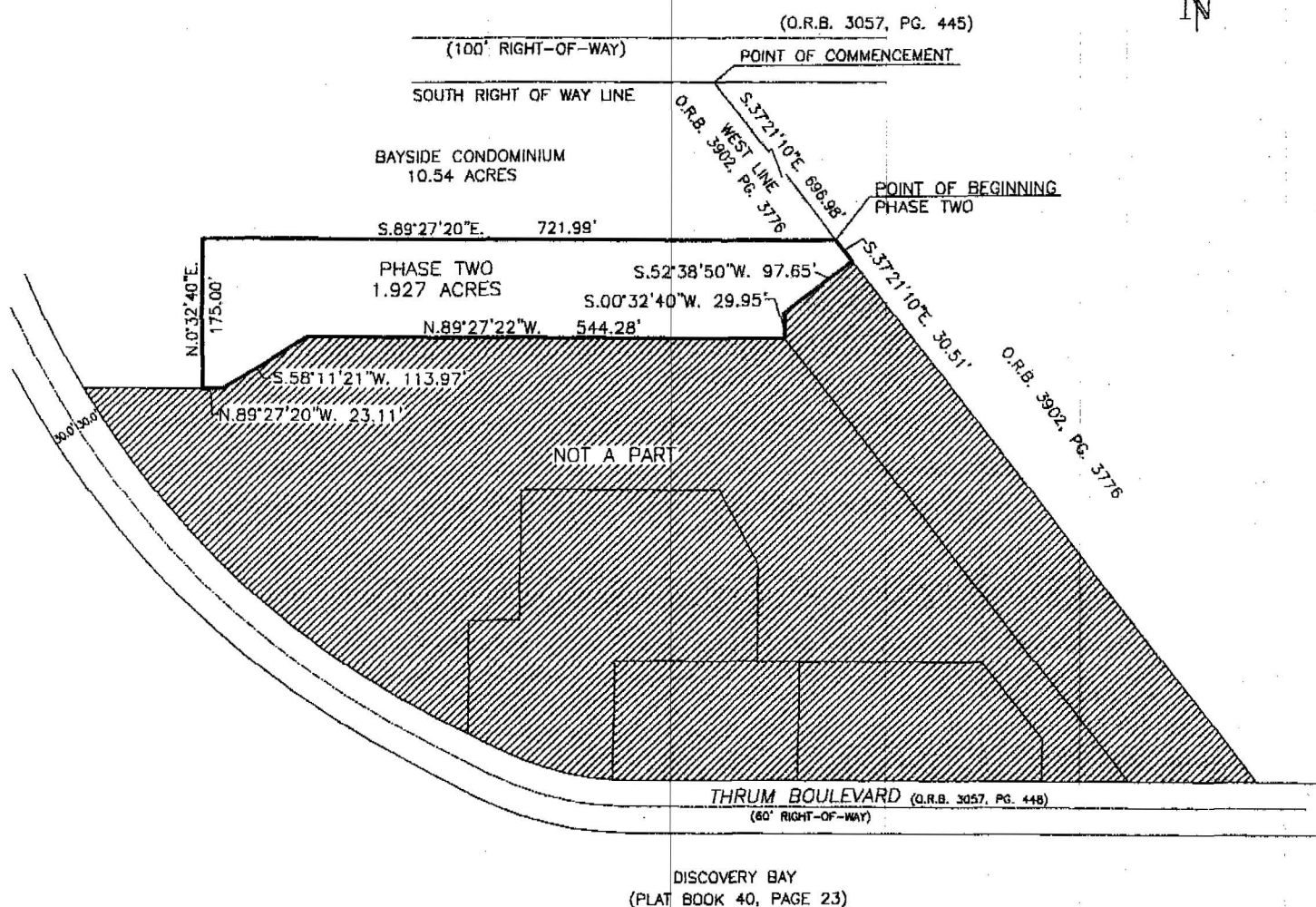
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Two



INDICATES THAT AREA NOT INCLUDED IN PHASE TWO

LEGAL DESCRIPTION: (PHASE TWO)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 30.51 feet; Thence run S.52°38'50"W., a distance of 97.65 feet; Thence run S.00°32'40"W. a distance of 29.95 feet; Thence run N.89°27'22"W. a distance of 544.28 feet; Thence run S.58°11'21"W. a distance of 113.97 feet; Thence run N.89°27'20"W. a distance of 23.11 feet; Thence run N.00°32'40"E. a distance of 175.00 feet; Thence run S.89°27'22"E. a distance of 721.99 feet to the Point of Beginning. Said Parcel contains 1.927 acres more or less.

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OF BREVARD, INC.

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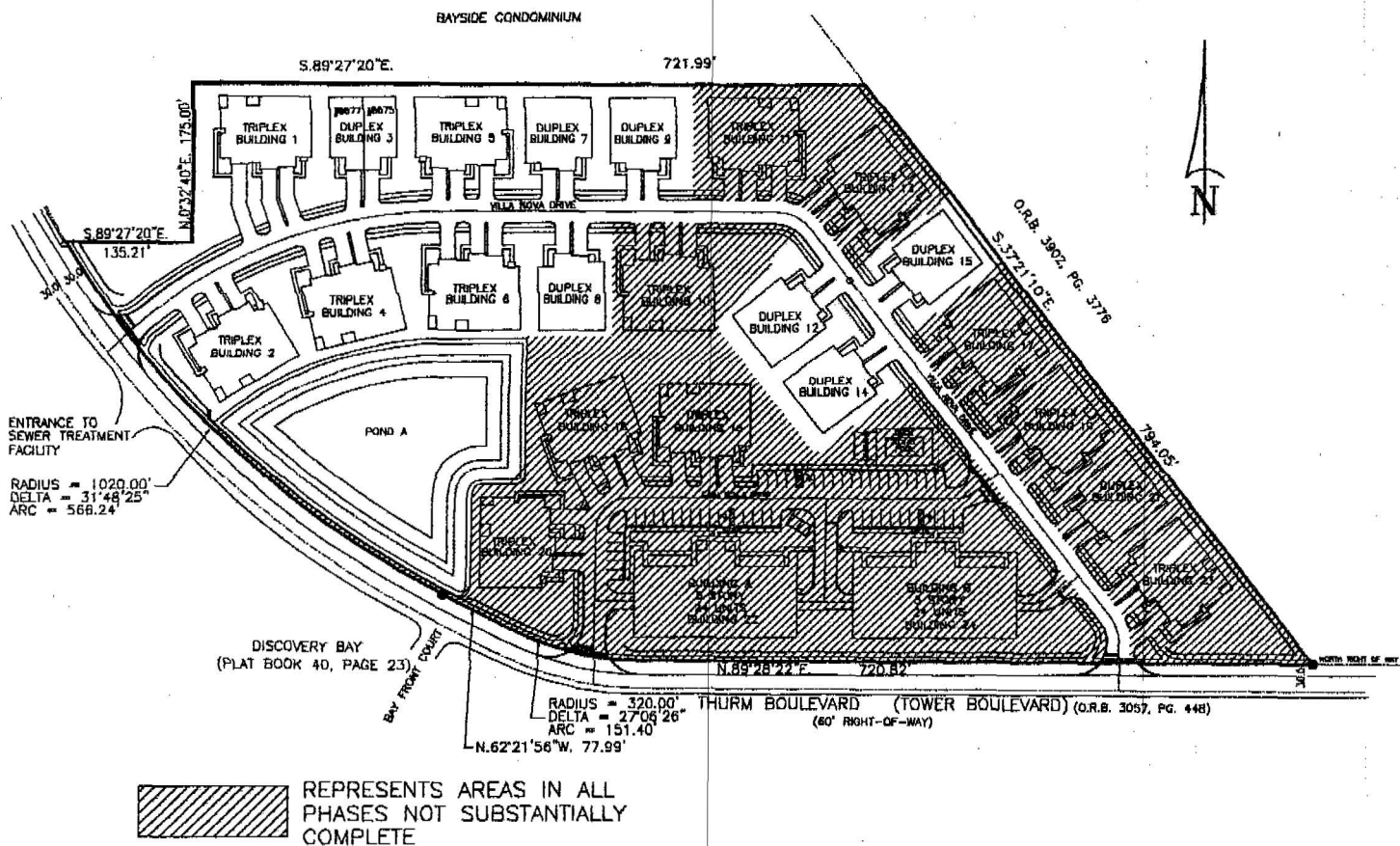
EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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 OF BREVARD, INC.

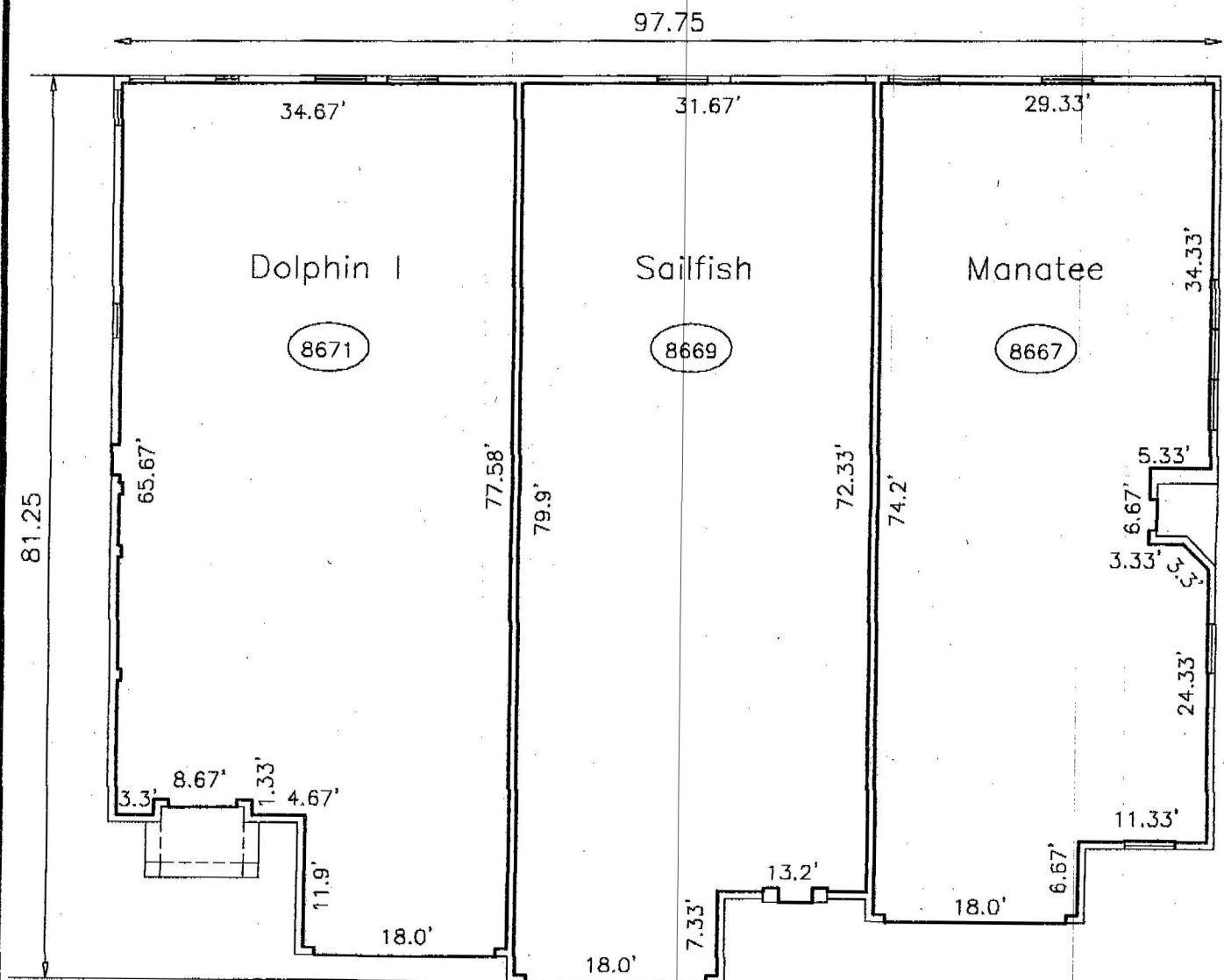
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Two — Building 5



SURVEYORS NOTES:

1. — Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.53.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.53'.
The Finish Ceiling Elevation for Sailfish is 29.53'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8667) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

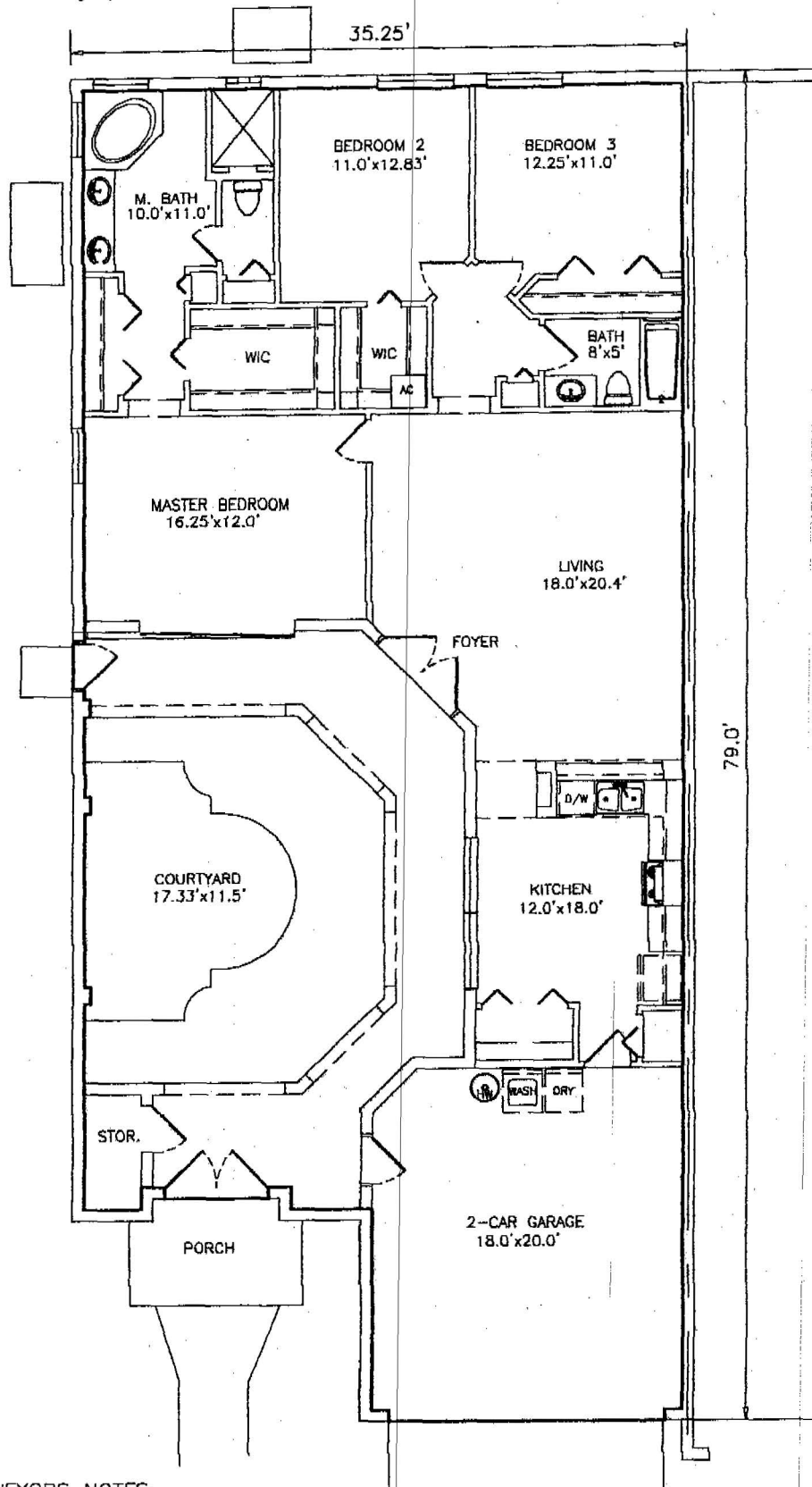
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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OF BREVARD, INC.

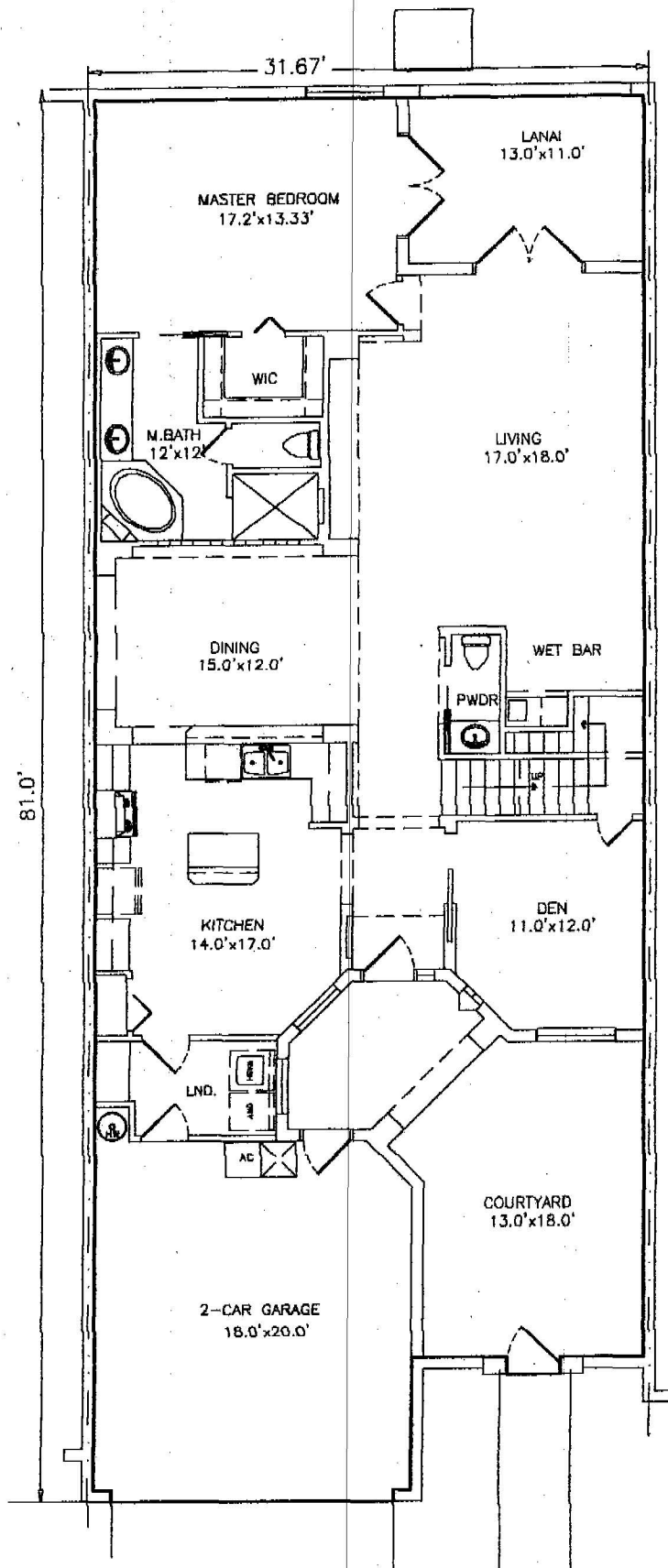
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

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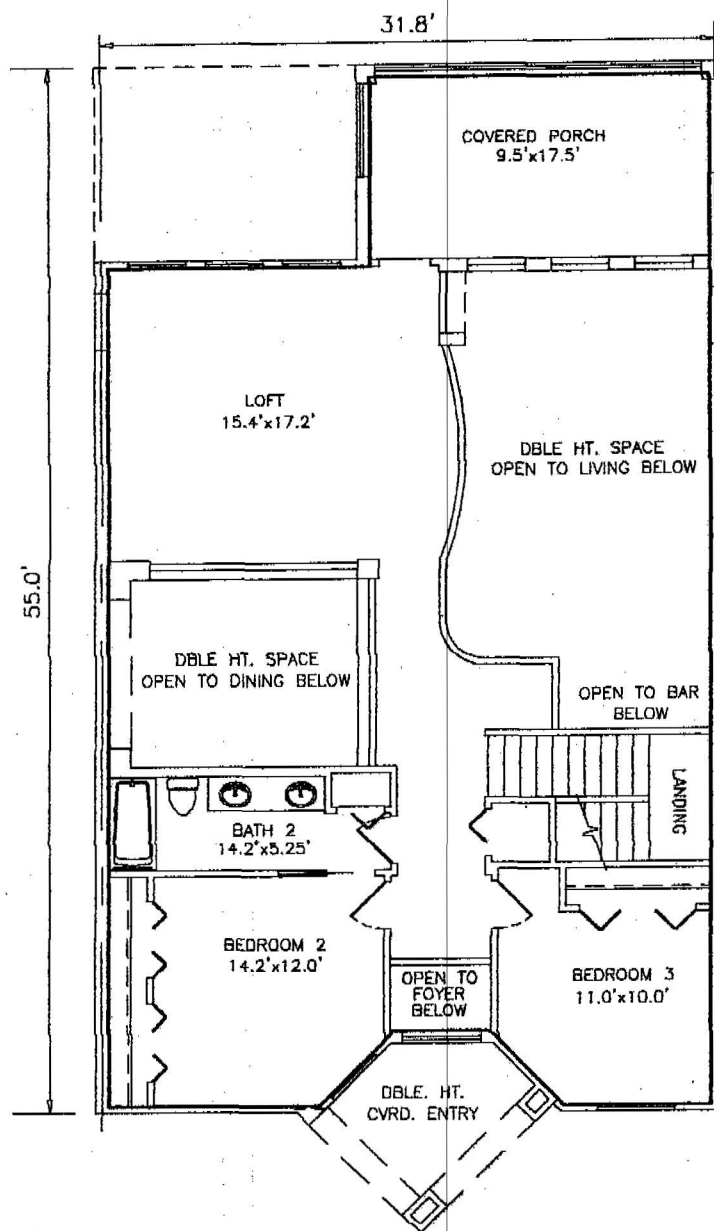
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
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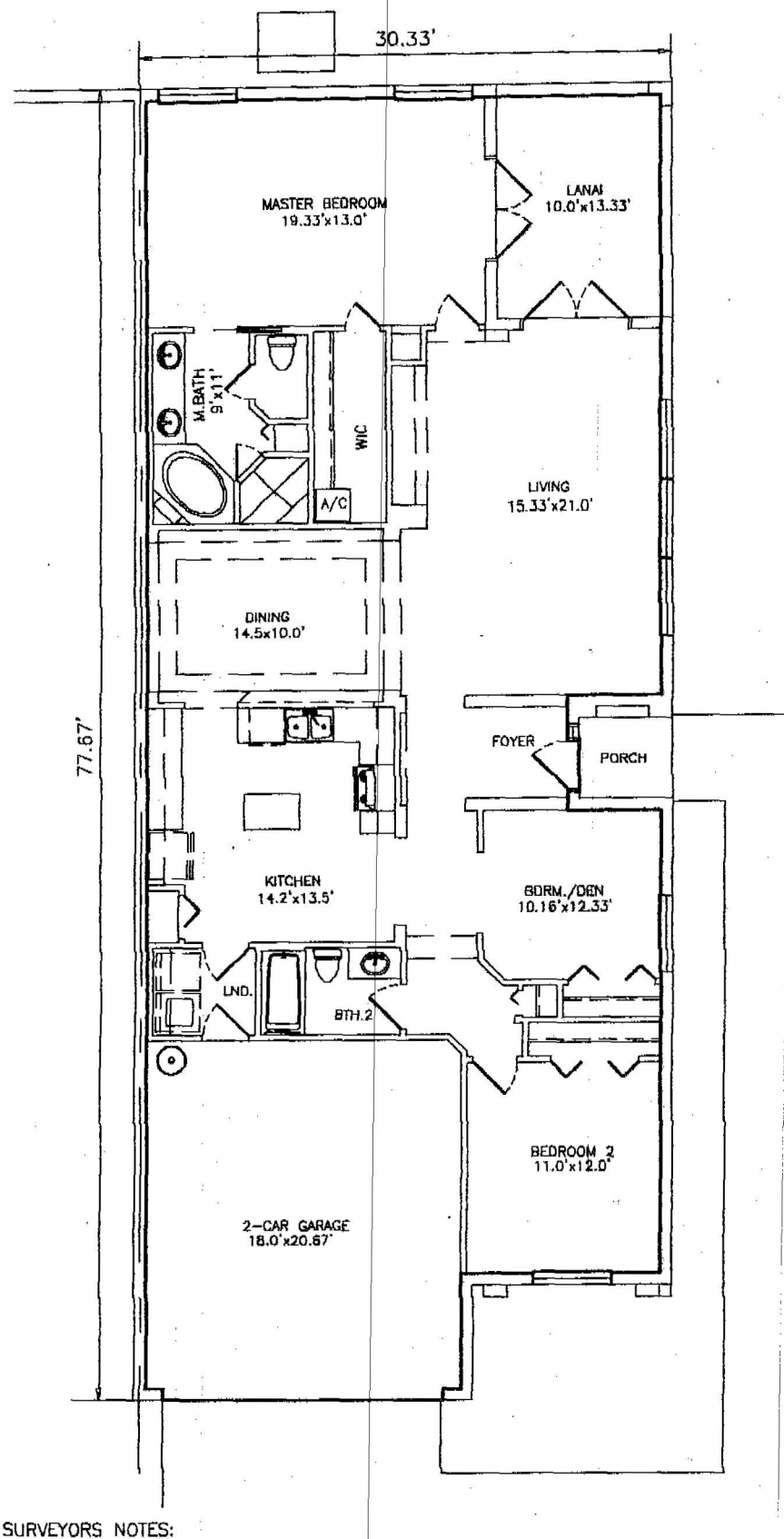
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

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OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
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EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 1, BUILDING 6 ONLY

8668, 8670 & 8672 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

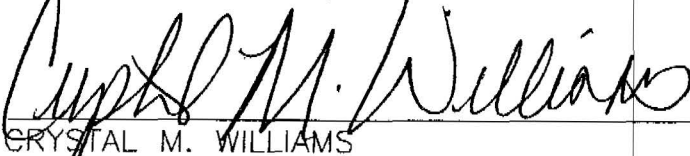
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 13th DAY OF JUNE, 2005 A.D.

BY: 

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
13th DAY OF JUNE, 2005 A.D.


CRYSTAL M. WILLIAMS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008



Crystal M Williams
My Commission DDC68538
Expires November 03, 2008

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

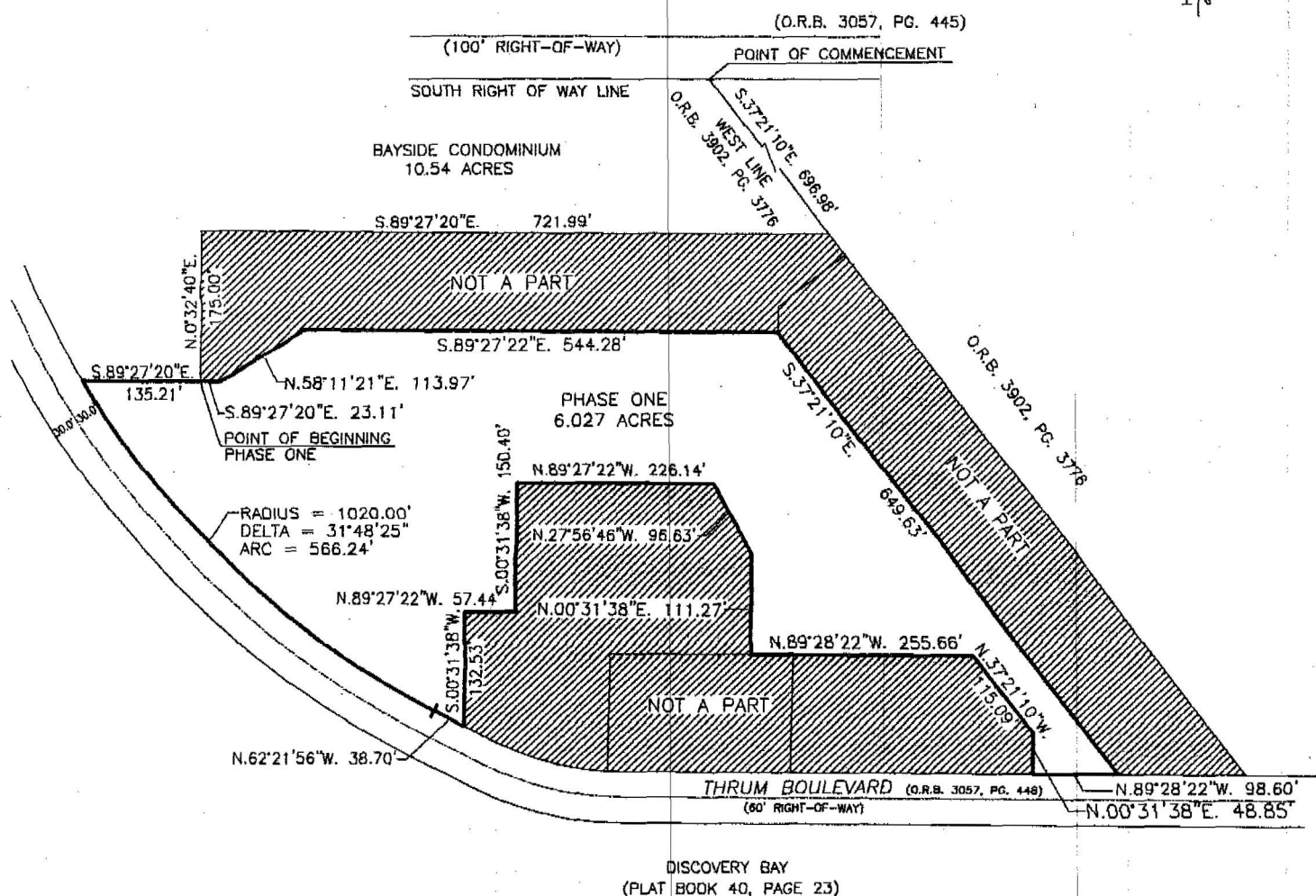
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase One



INDICATES THAT AREA NOT INCLUDED IN PHASE ONE

LEGAL DESCRIPTION: (PHASE ONE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet; Thence run N.89°27'22"W., a distance of 721.99 feet; Thence run S.00°32'40"W., a distance of 175.00 feet to the Point of Beginning; Thence run S.89°27'20"E., a distance of 23.11 feet; Thence run N.58°11'21"E., a distance of 113.97 feet; Thence run S.89°27'22"E., a distance of 544.28 feet; Thence run S.37°21'10"E., a distance of 649.63 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W., along said North right of way line a distance of 98.60 feet; Thence leaving said North right of way line run N.00°31'38"E., a distance of 48.85 feet; Thence run N.37°21'10"W., a distance of 115.09 feet; Thence run N.89°28'22"W., a distance of 255.66 feet; Thence run N.00°31'38"E., a distance of 111.27 feet; Thence run N.27°56'46"W., a distance of 96.63 feet; Thence run N.89°27'22"W., a distance of 226.14 feet; Thence run S.00°31'38"W., a distance of 150.40 feet; Thence run N.89°27'22"W., a distance of 57.44 feet; Thence run S.00°31'38"W., a distance of 132.53 feet to a point on the said North right of way line of Tower Boulevard; Thence run N.62°21'56"W., along said North right of way line a distance of 38.70 feet to a point of curvature of a curve to the right having a radius of 1020.00 feet; Thence run Northwesterly along the arc of said curve through a central angle of 31°48'25", a distance of 566.24 feet; Thence leaving said right of way run S.89°27'20"E., a distance of 135.21 feet to the Point of Beginning. Said Parcel contains 6.027 acres more or less.

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OF BREVARD, INC.

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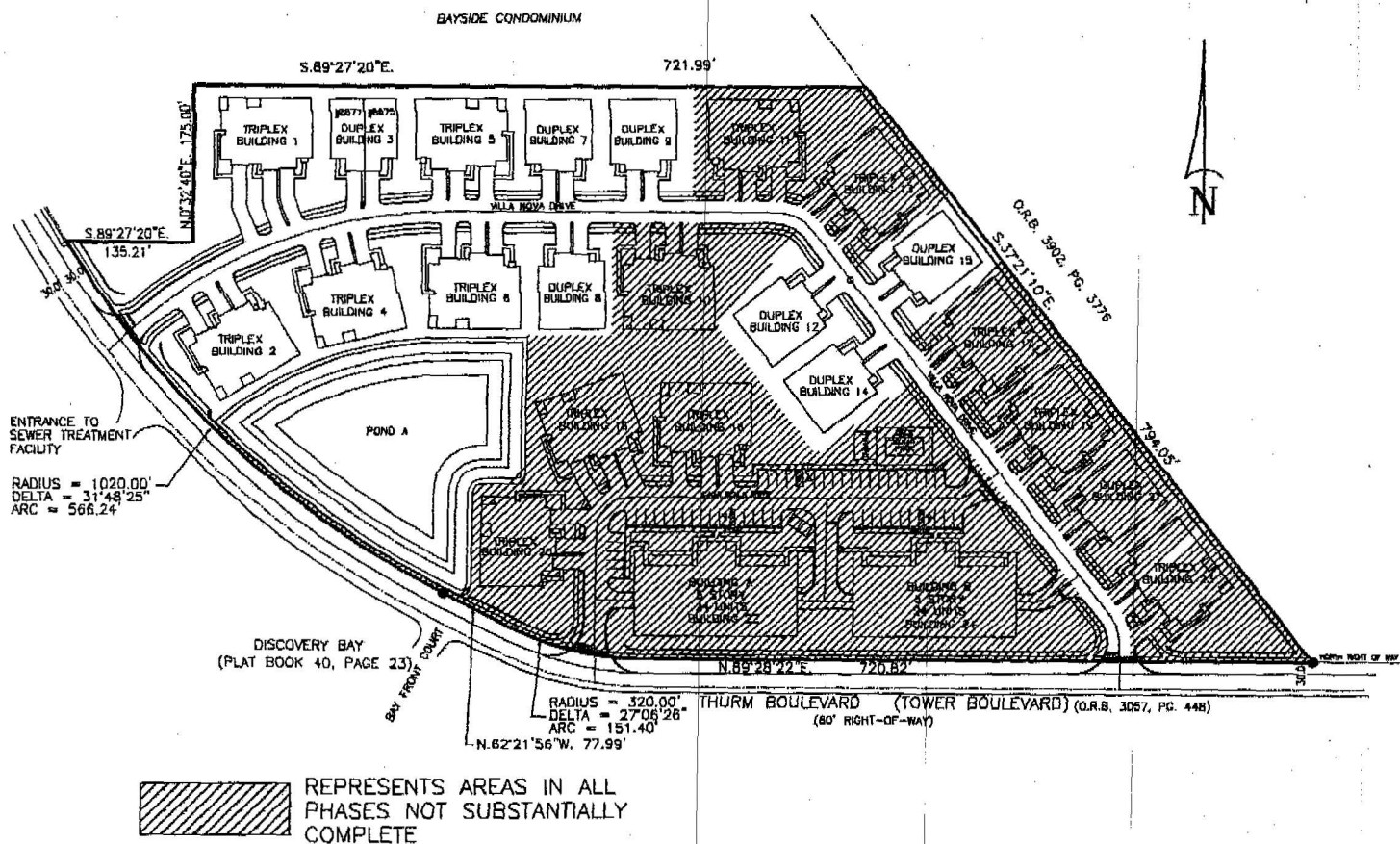
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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SURVEYING AND MAPPING
OF BREVARD, INC.

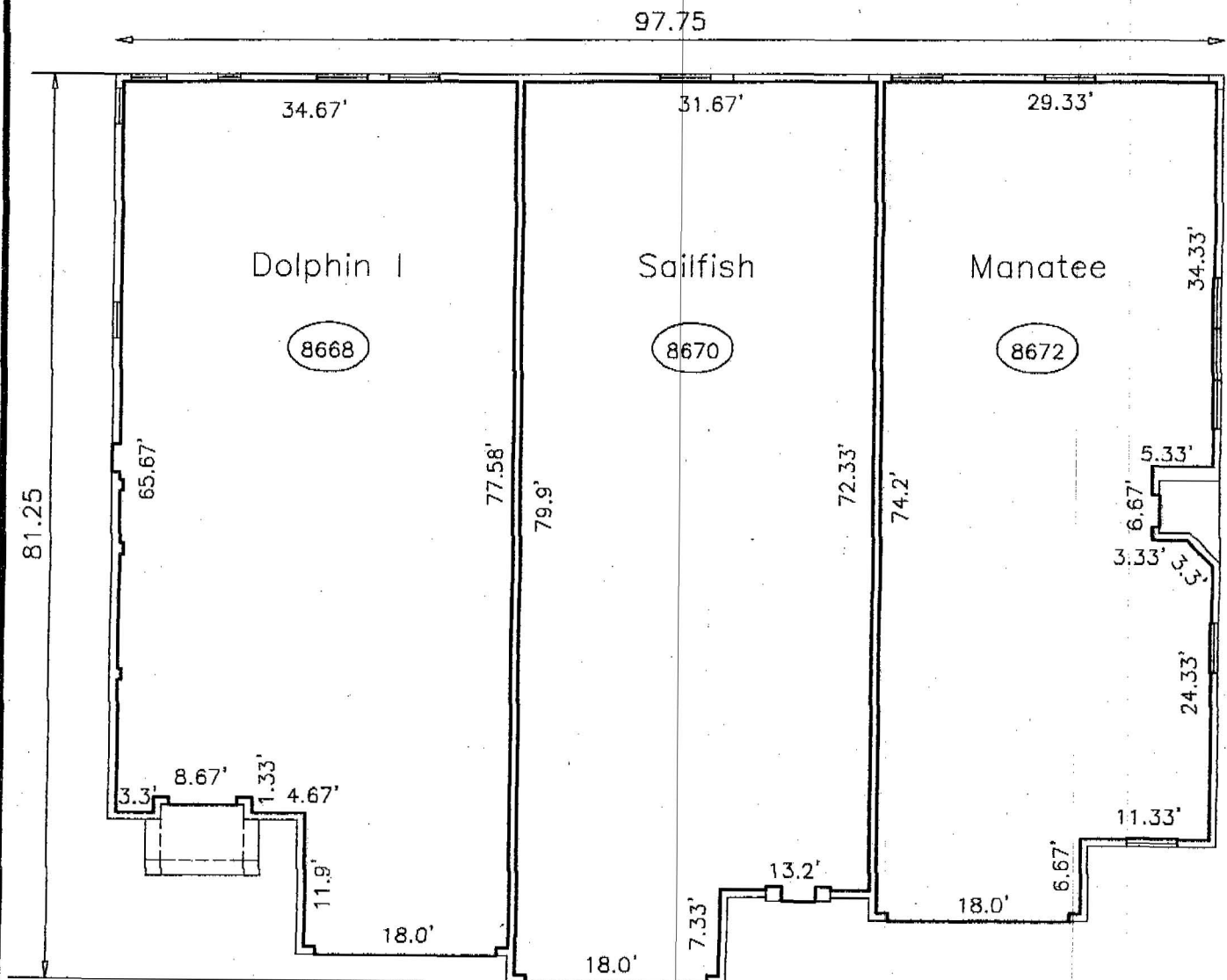
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One – Building 6



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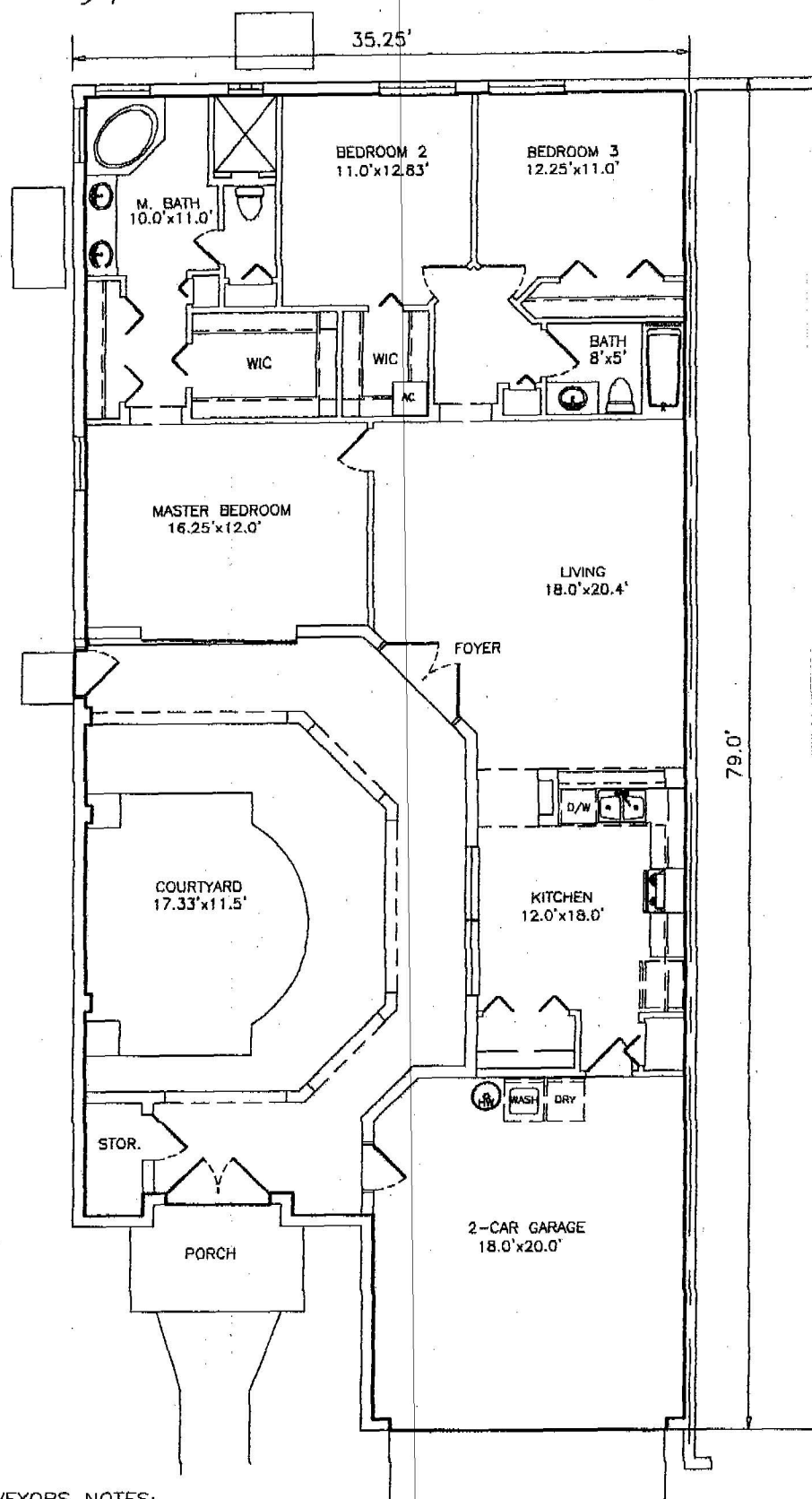
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
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EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

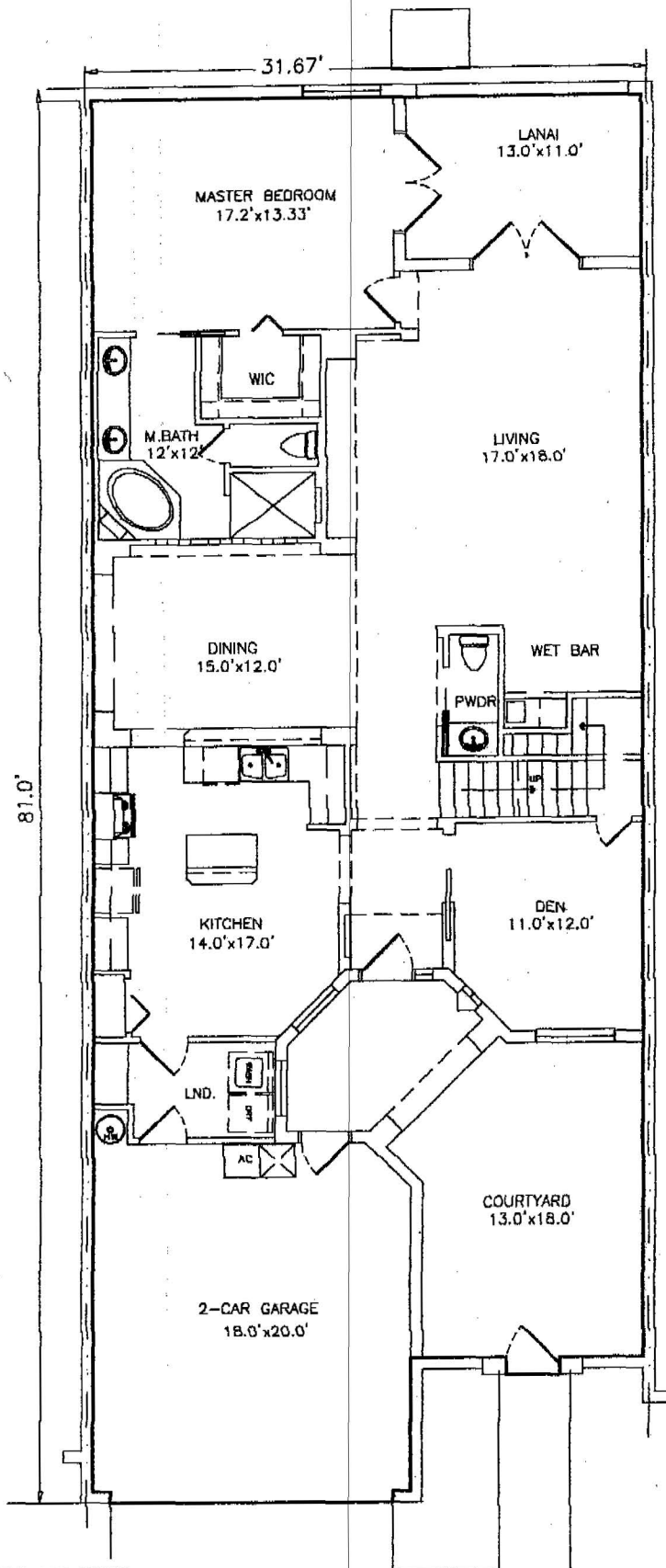
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

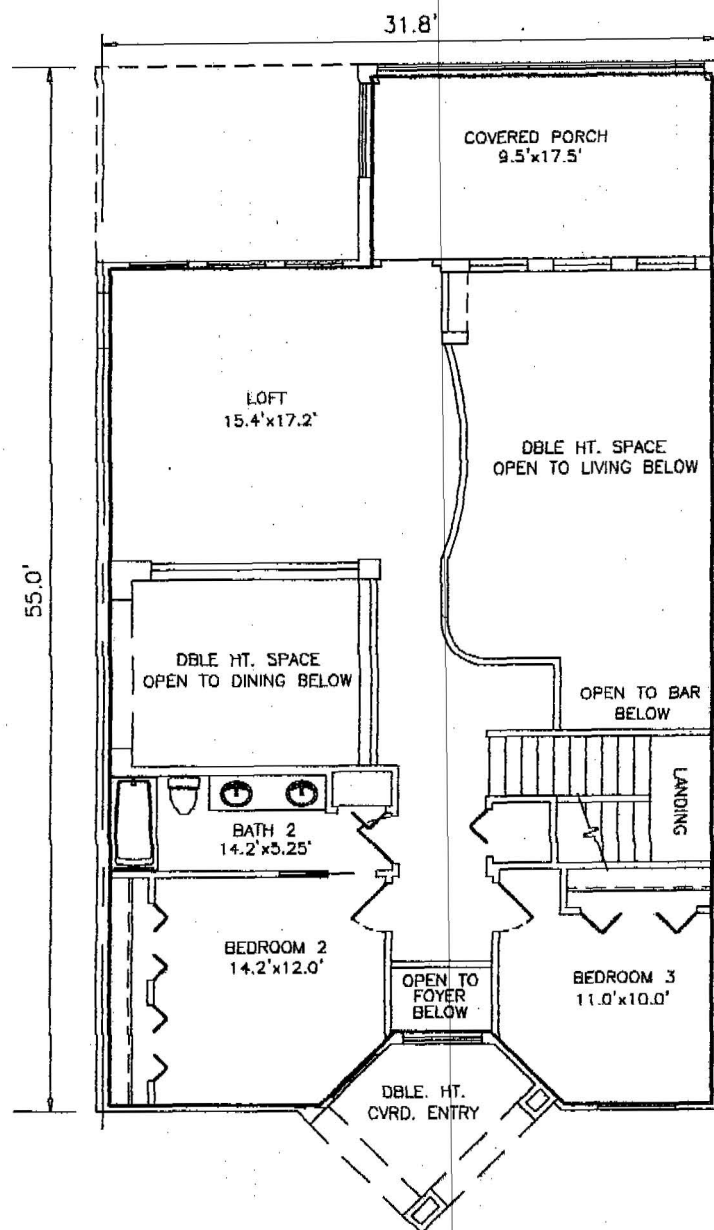
3525 N. COURTENAY PARKWAY — SUITE 1
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EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

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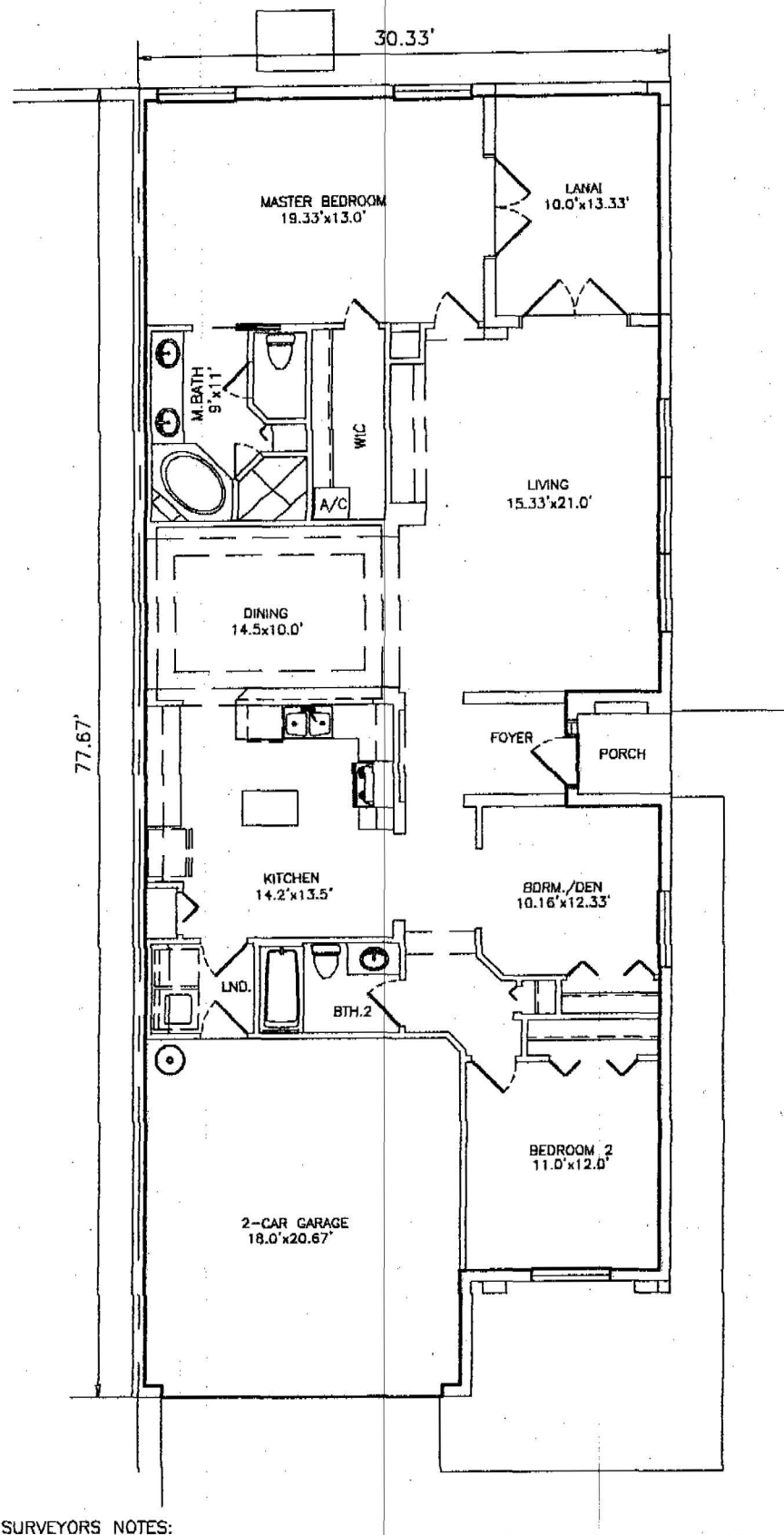
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

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EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 2, BUILDING 11 ONLY

8647, 8649 & 8651 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF AUGUST, 2005

BY:

PROFESSIONAL LAND SURVEYOR
NO. 23511 STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
29th DAY OF AUGUST, 2005 A.D.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

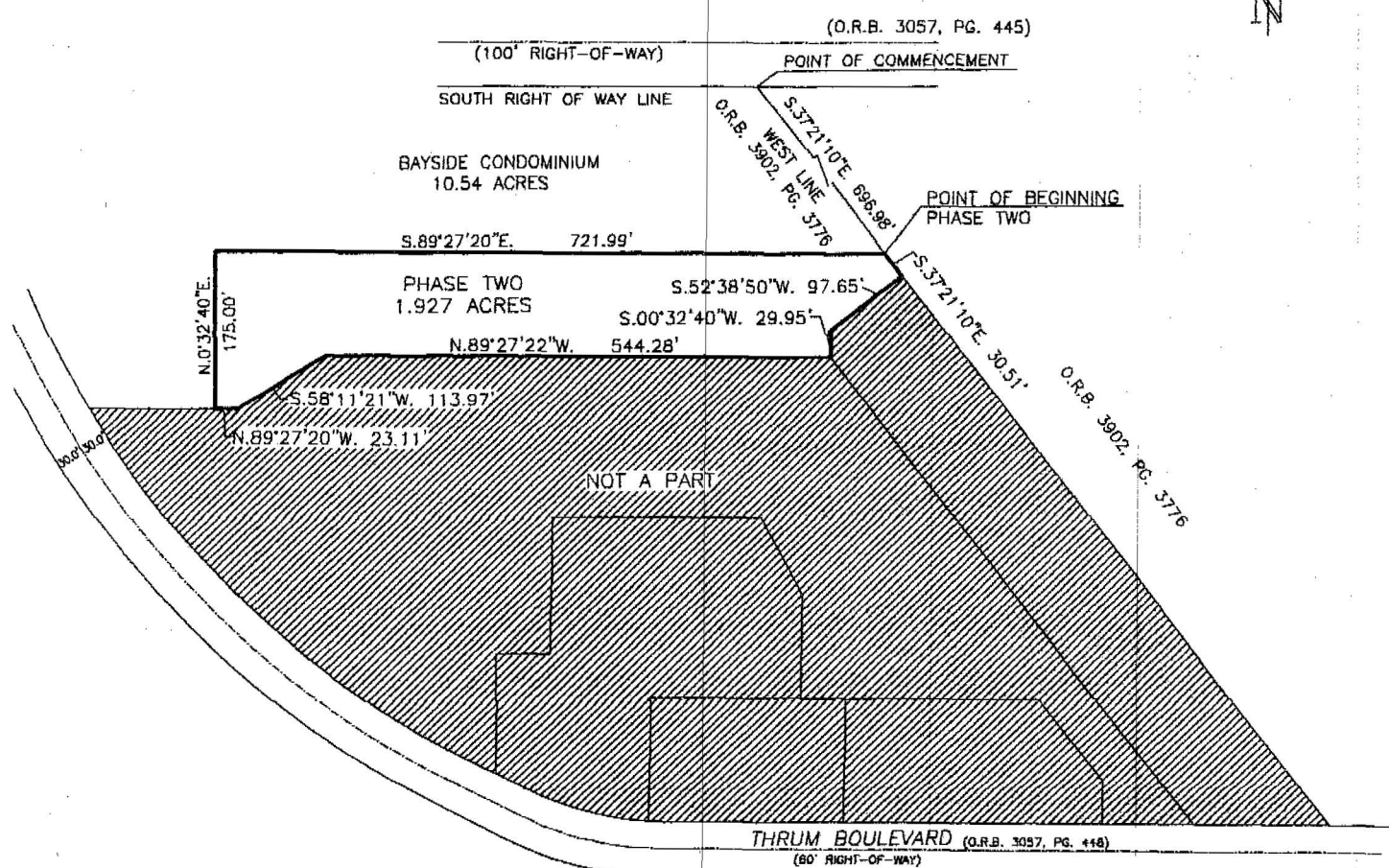
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EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Two



DISCOVERY BAY
(PLAT BOOK 40, PAGE 23)



INDICATES THAT AREA NOT INCLUDED IN PHASE TWO

LEGAL DESCRIPTION: (PHASE TWO)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 696.98 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 30.51 feet; Thence run S.52°38'50"W., a distance of 97.65 feet; Thence run S.00°32'40"W. a distance of 29.95 feet; Thence run N.89°27'22"W. a distance of 544.28 feet; Thence run S.58°11'21"W. a distance of 113.97 feet; Thence run N.89°27'20"W. a distance of 23.11 feet; Thence run N.00°32'40"E. a distance of 175.00 feet; Thence run S.89°27'22"E. a distance of 721.99 feet to the Point of Beginning. Said Parcel contains 1.927 acres more or less.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

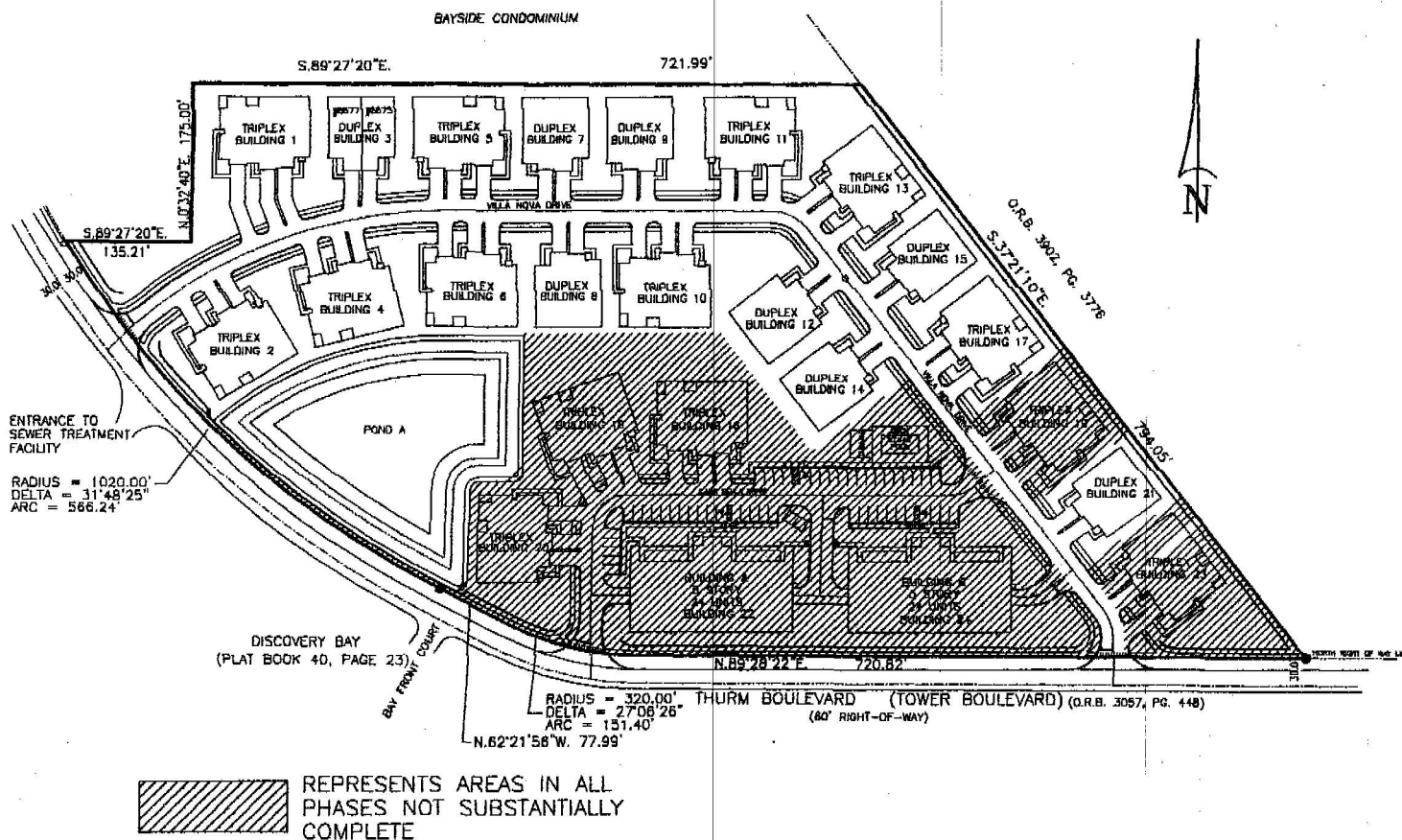
EXHIBIT "B"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

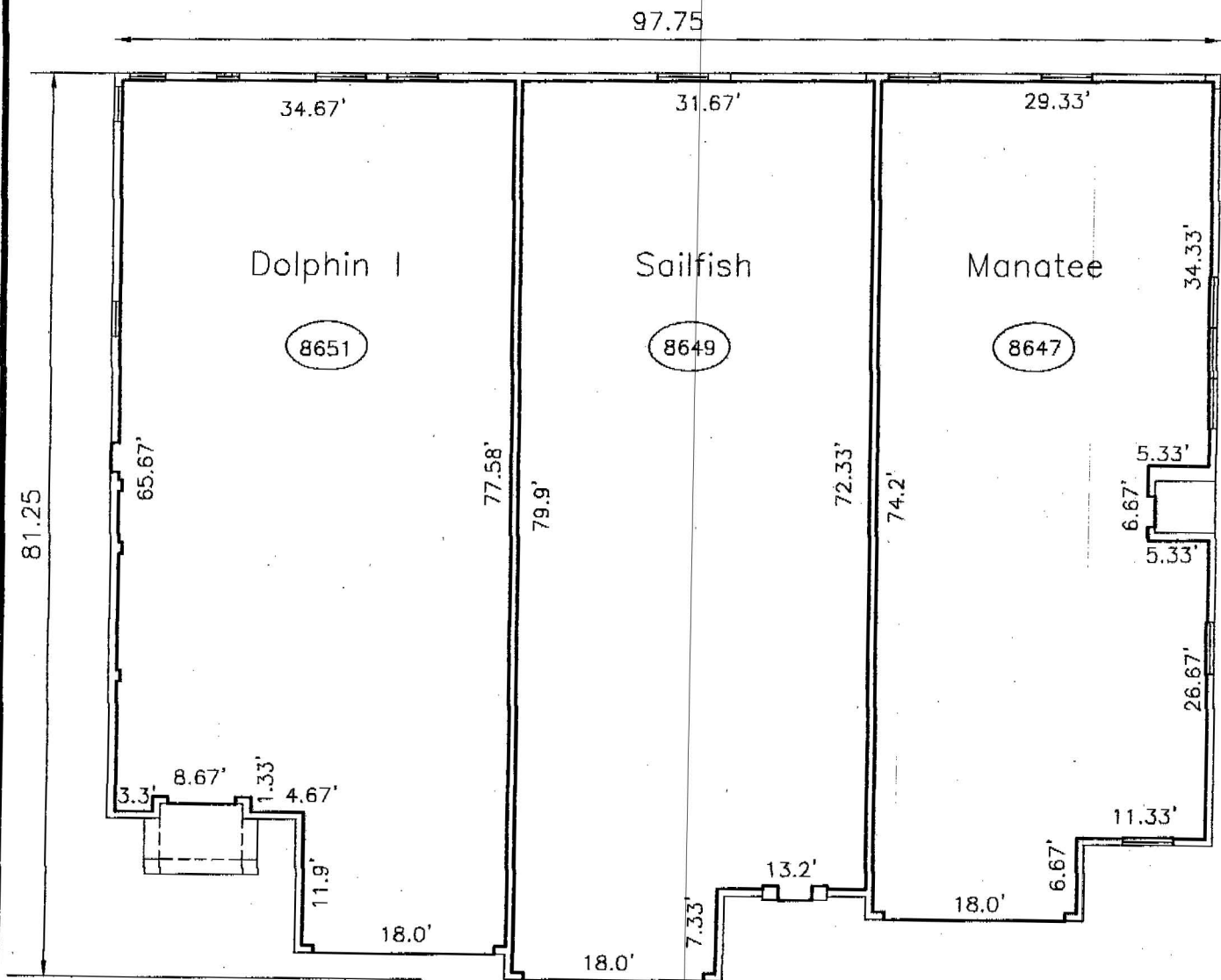
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One — Building 11



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.46.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.46'.
The Finish Ceiling Elevation for Sailfish is 29.46'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8639) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

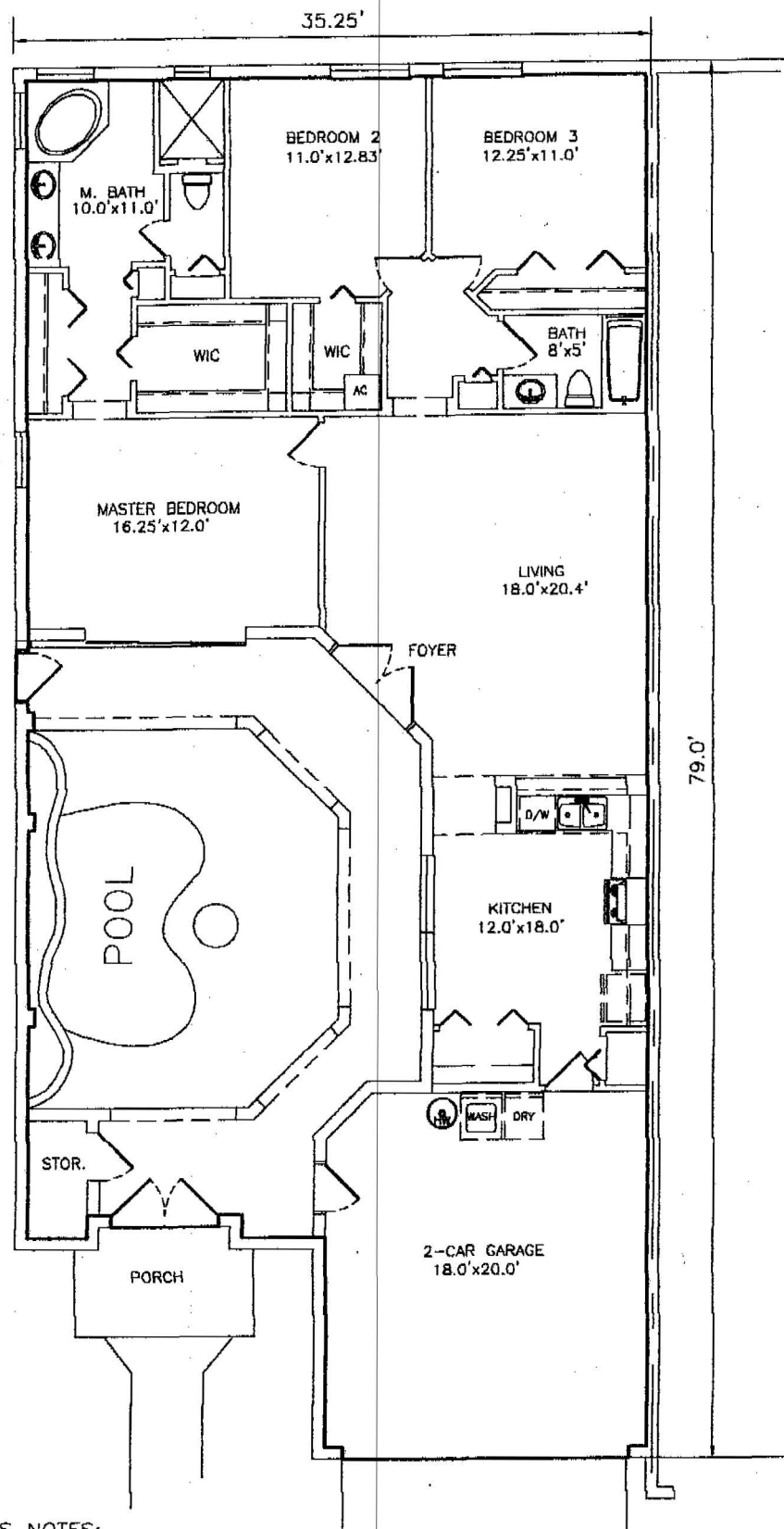
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

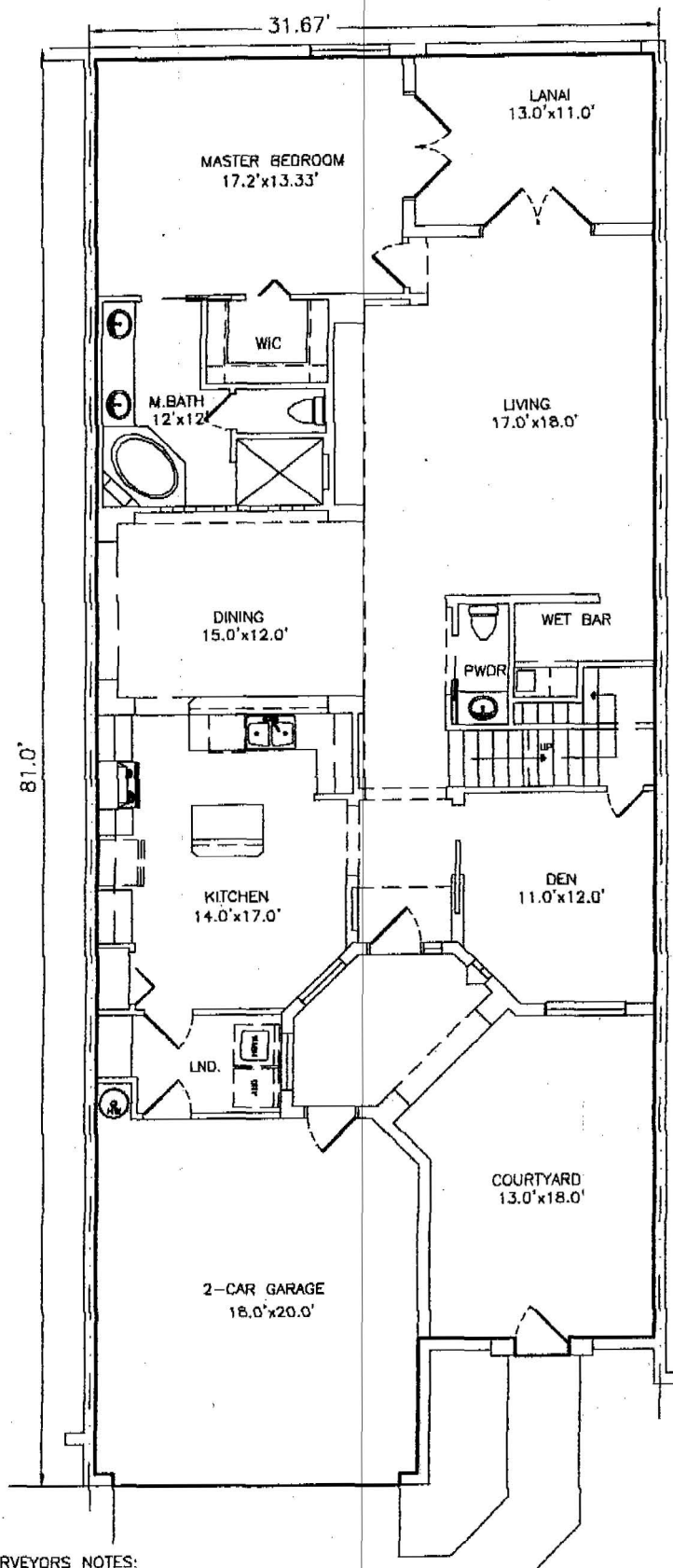
3525 N. COURTENAY PARKWAY ~ SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

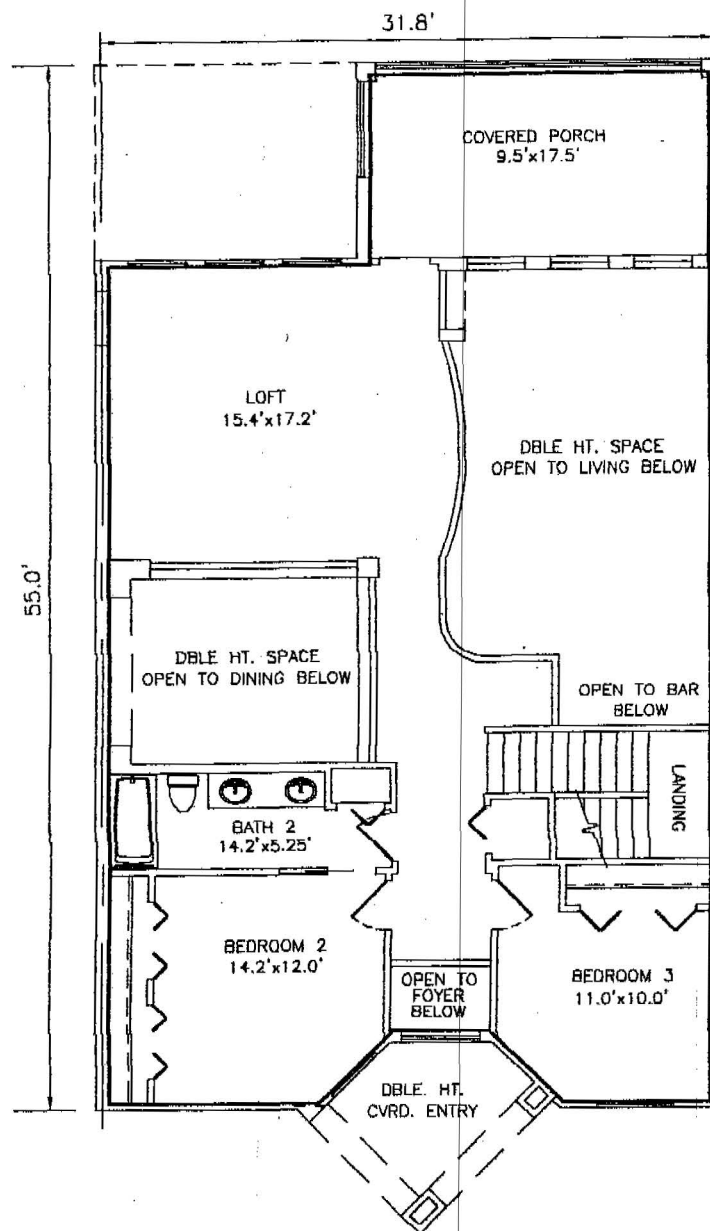
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

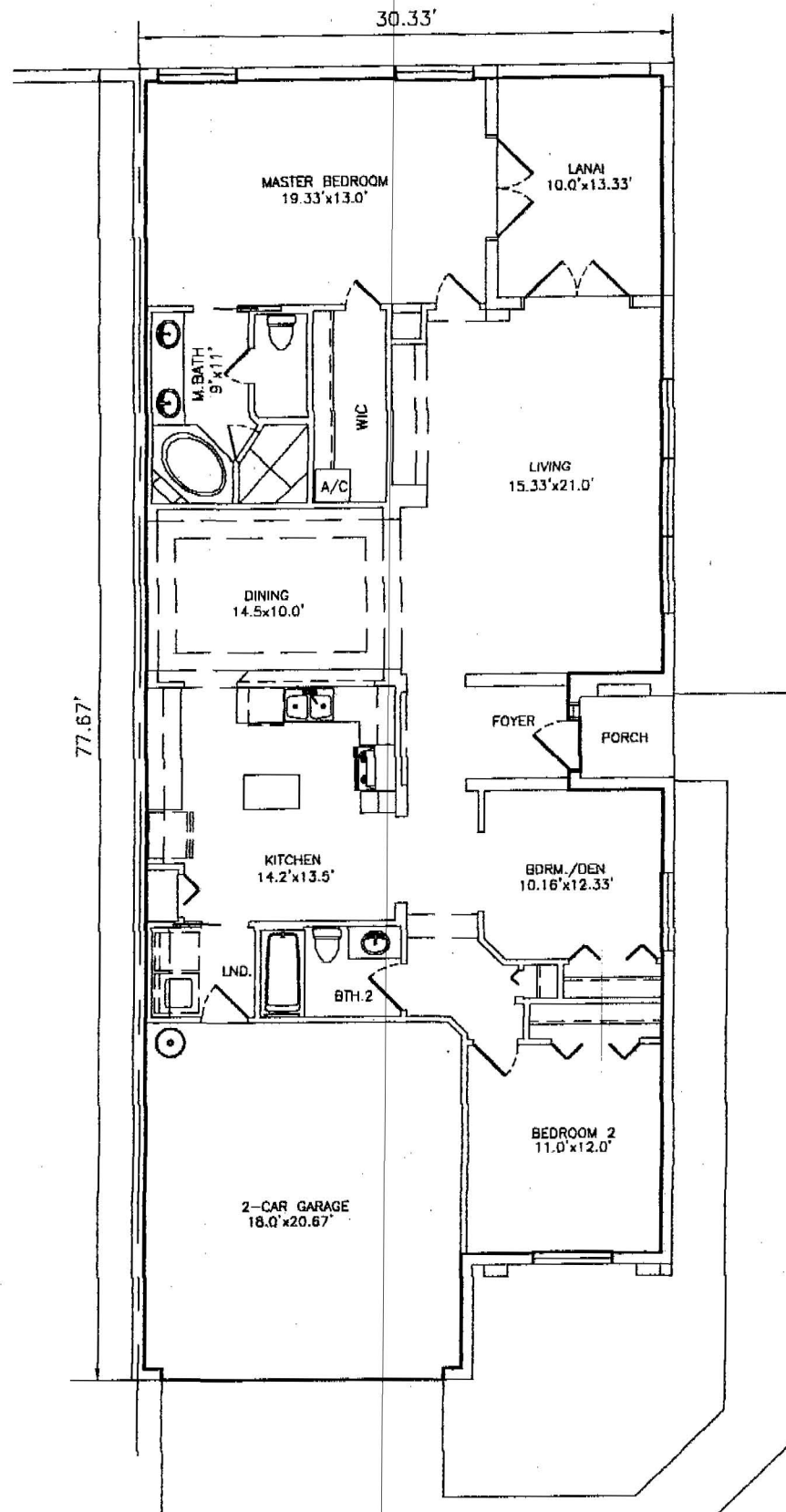
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 3 BUILDING 13 ONLY

8630 8641 & 8643 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 24th DAY OF AUG. 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL
NO. 235

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
24th DAY OF Aug. 2005 A.D.

Crystal M. Williams
CRYSTAL M. WILLIAMS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: NOVEMBER 3, 2008



Crystal M. Williams
Notary Commission Expires
Expires November 03, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

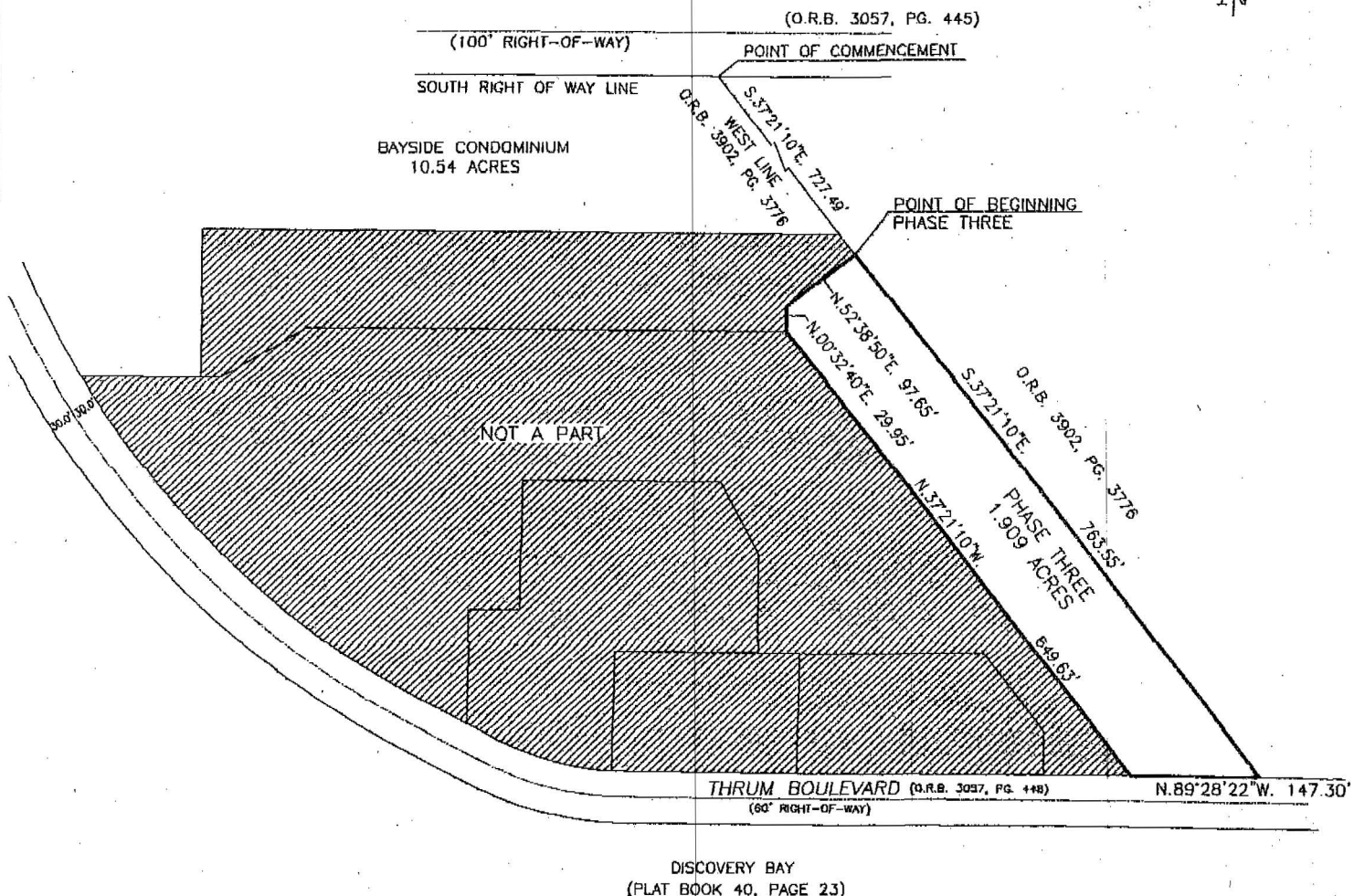
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 - PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

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OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

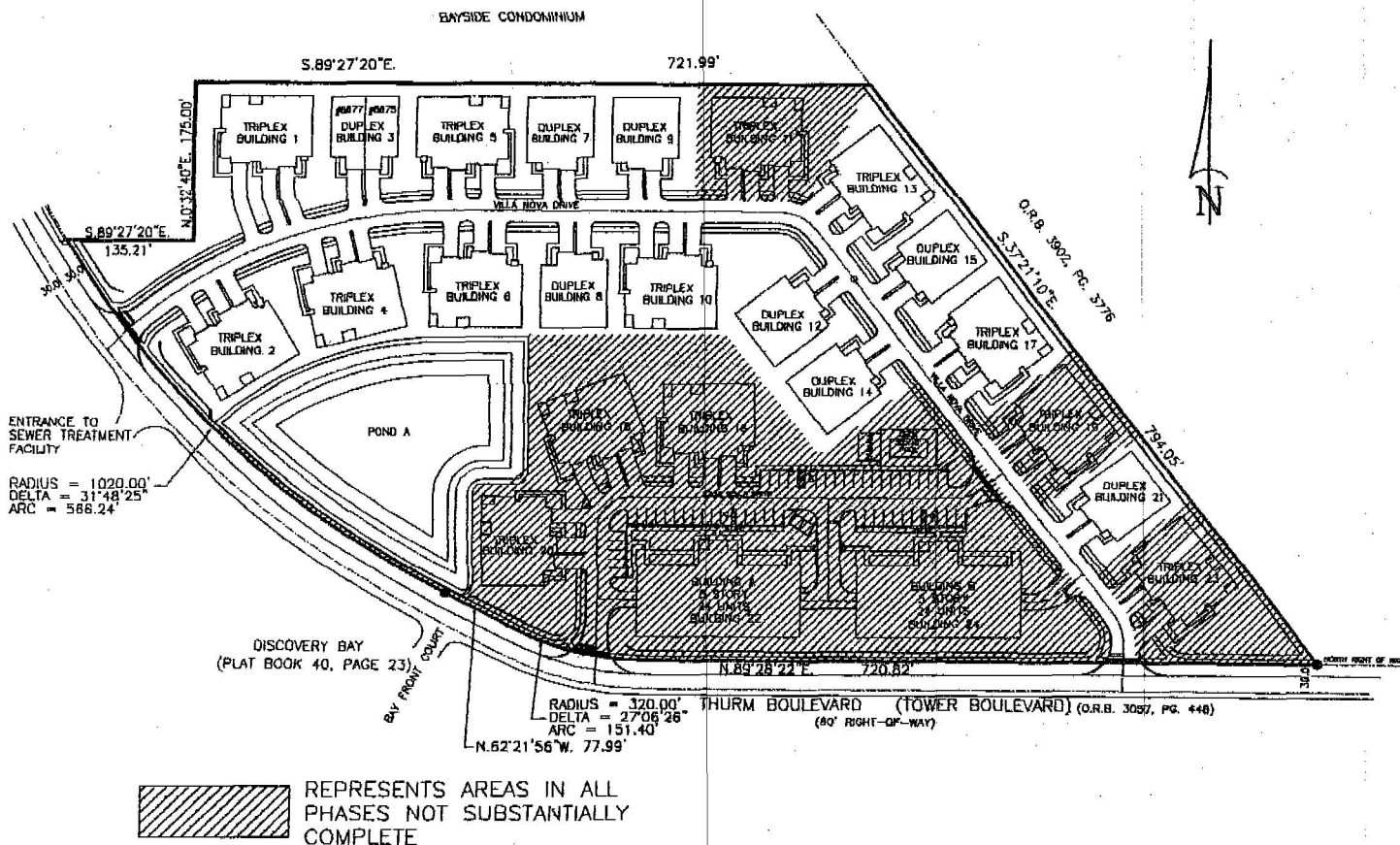
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

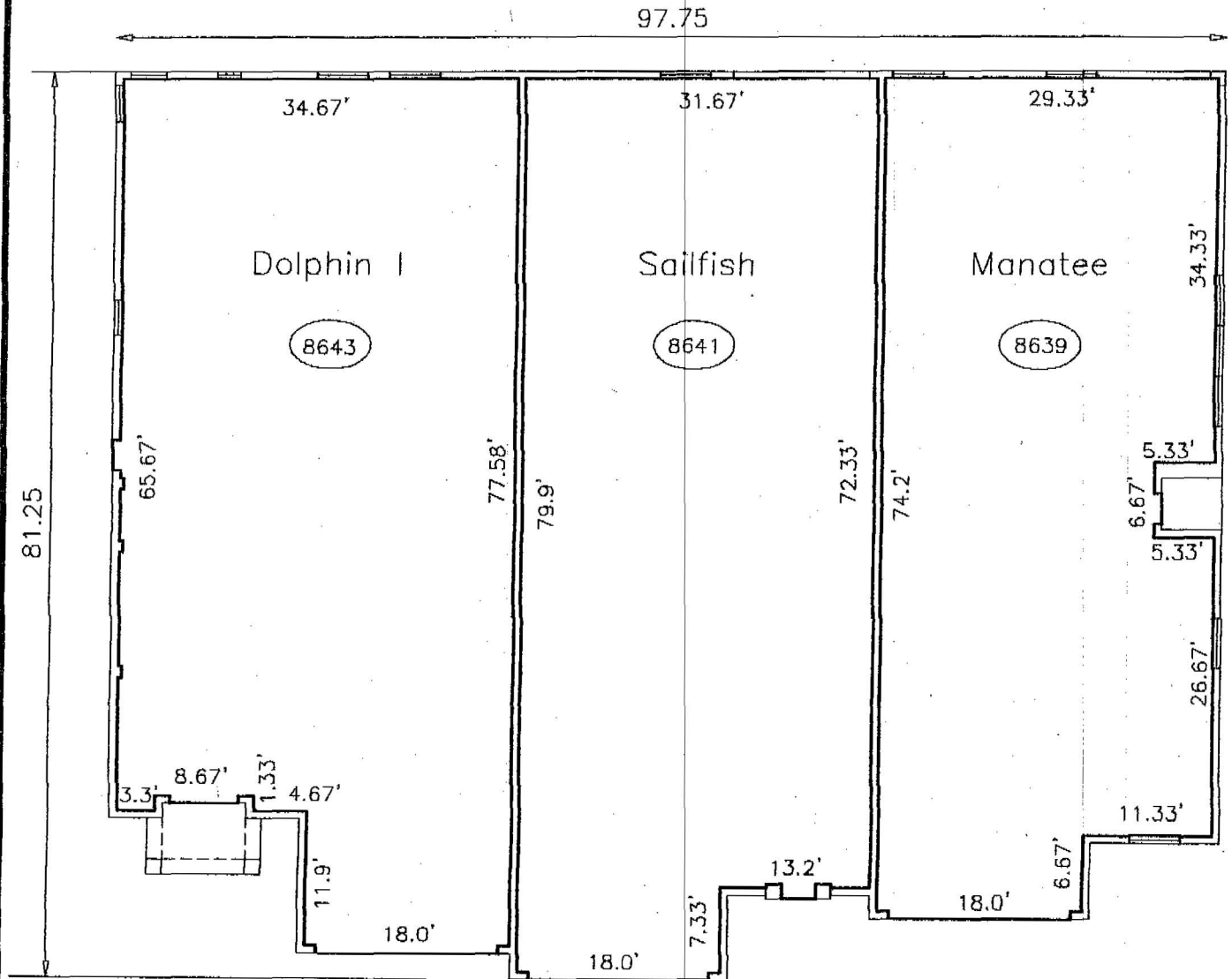
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One — Building 13



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.46.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.46'.
The Finish Ceiling Elevation for Sailfish is 29.46'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8639) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

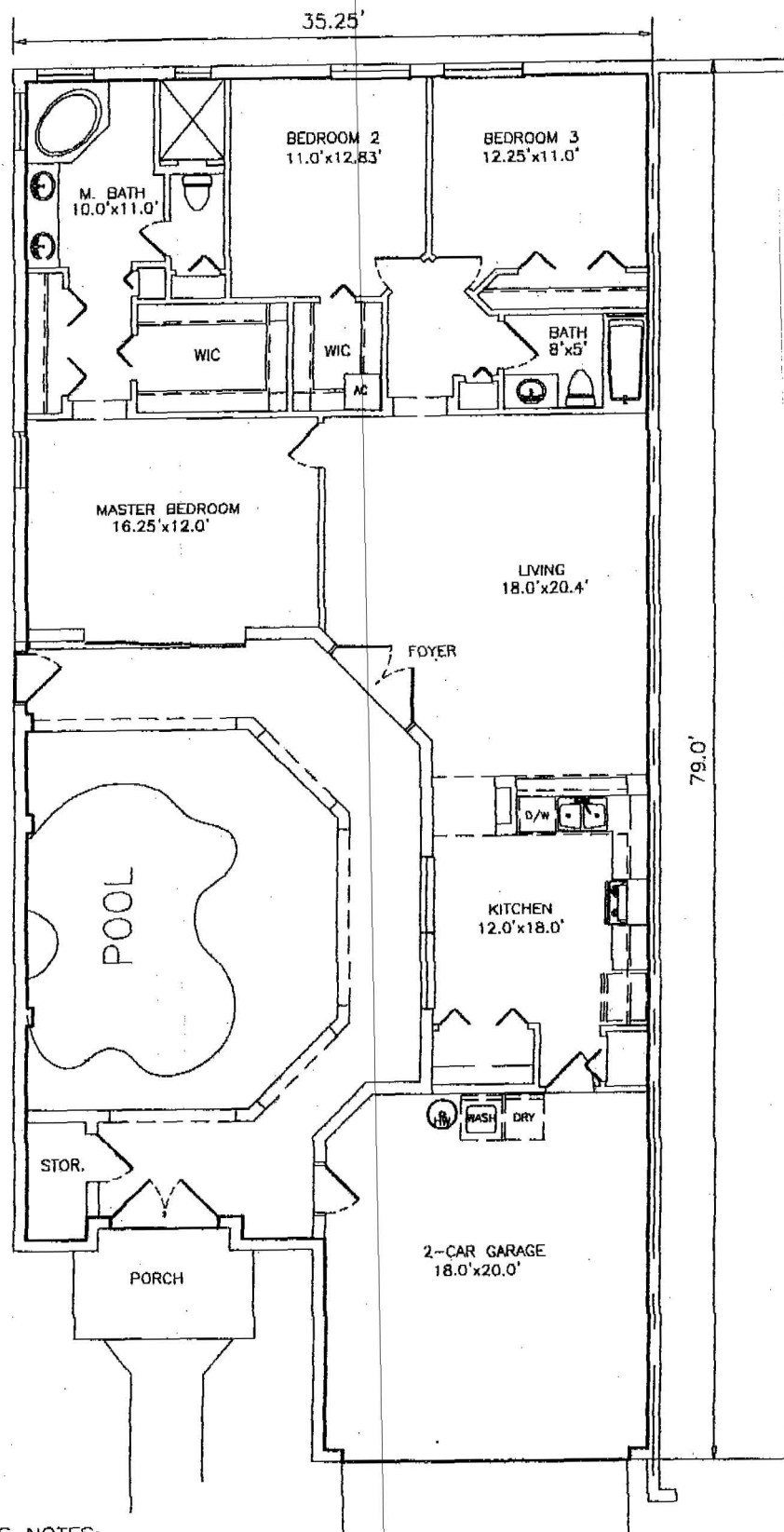
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin 1



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

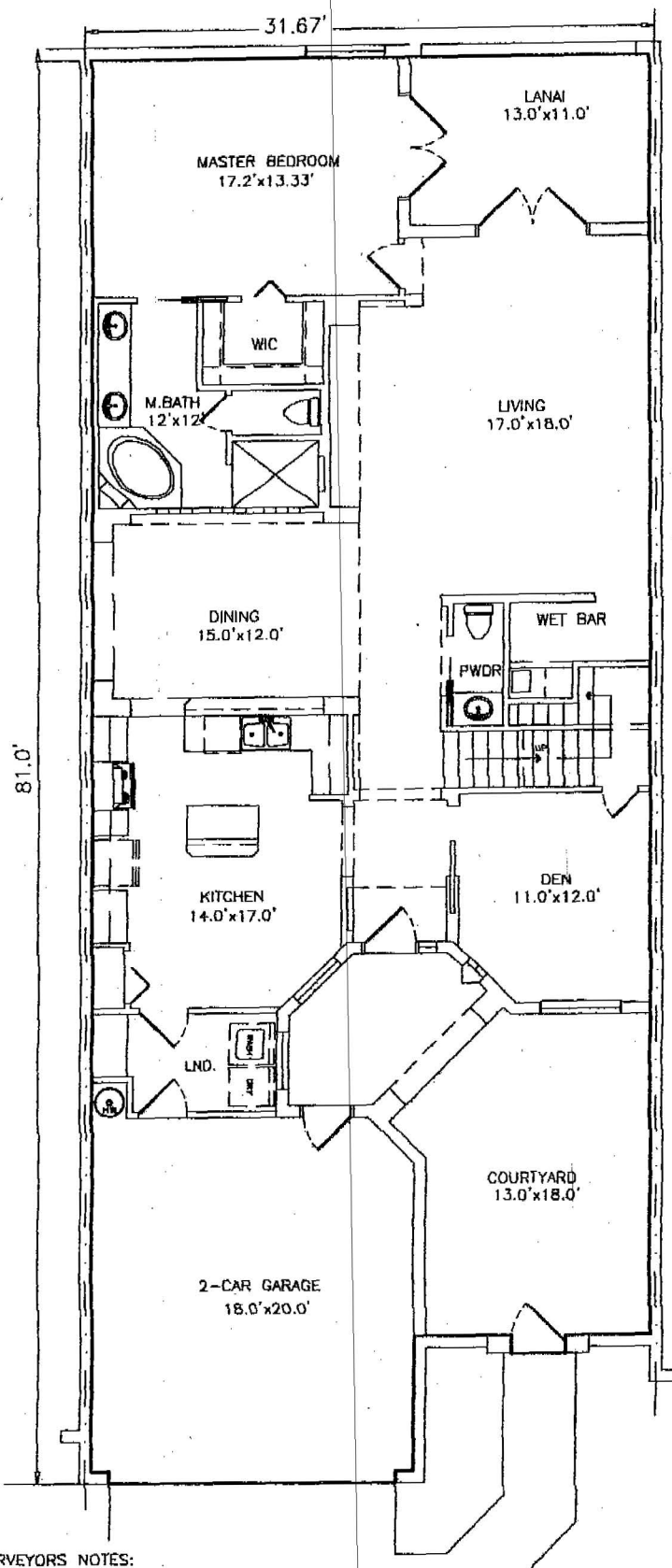
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

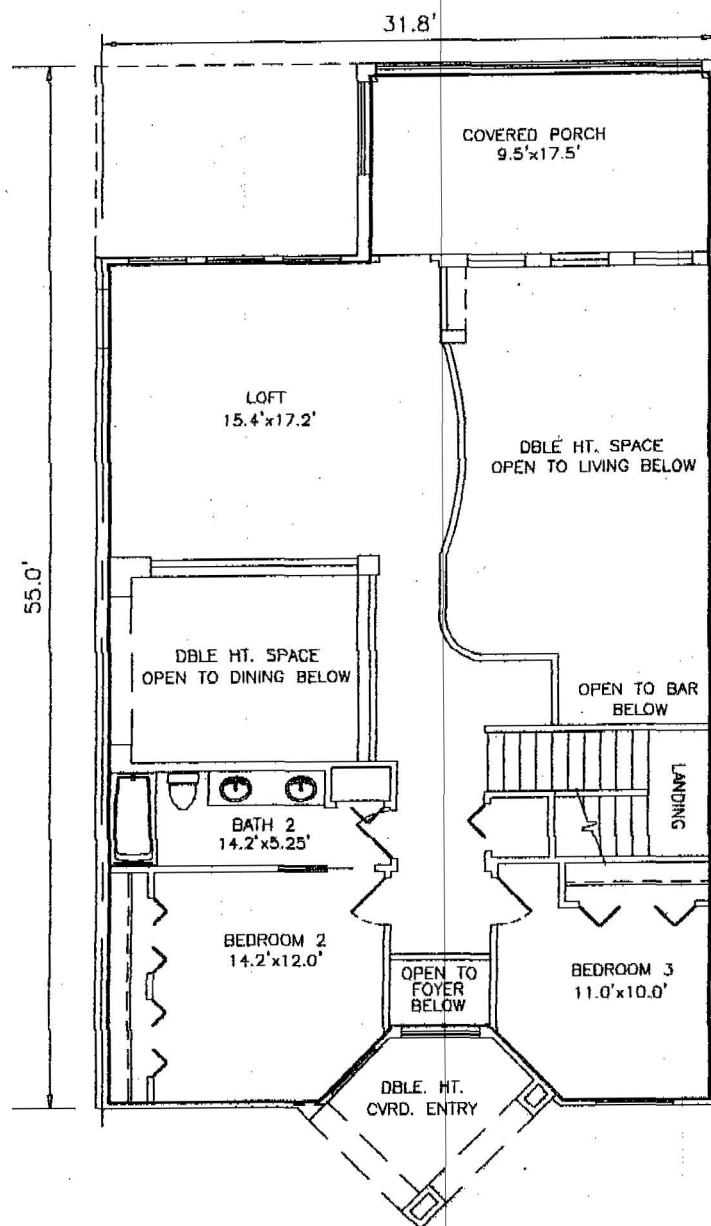
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

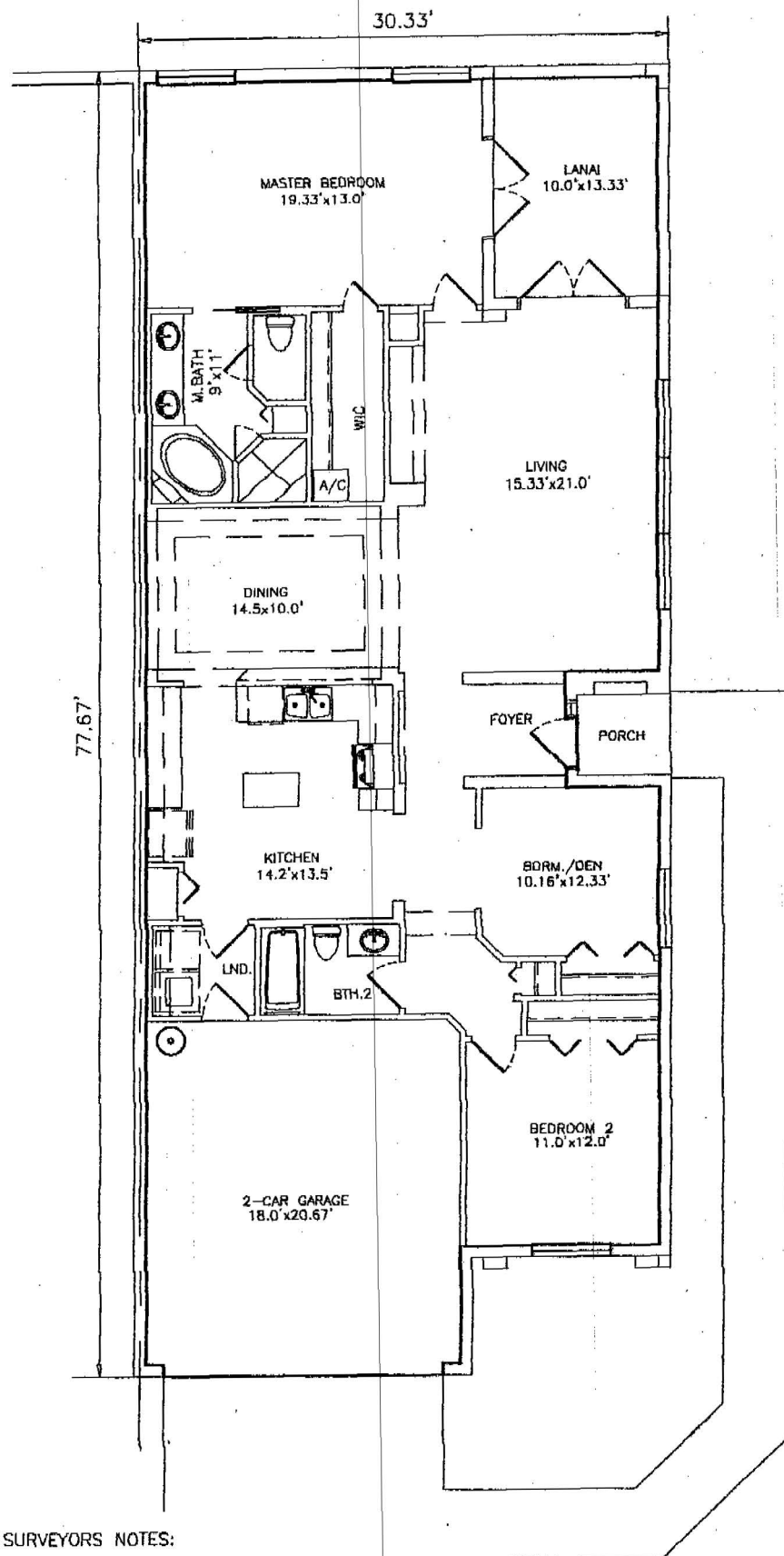
3525 N. COURTENAY PARKWAY -- SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 4, BUILDING 16 ONLY

560, 562 & 564 CASA BELLA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO--WIT:

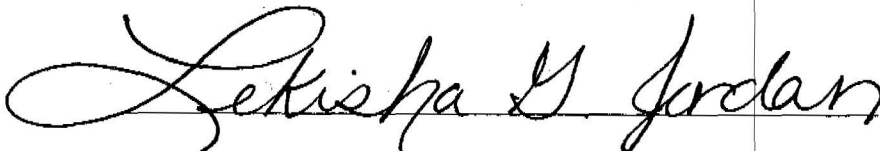
I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 11th DAY OF JANUARY, 2006.

BY: 

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 23517, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
11th DAY OF JANUARY, 2006 A.D.



NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

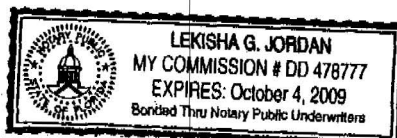


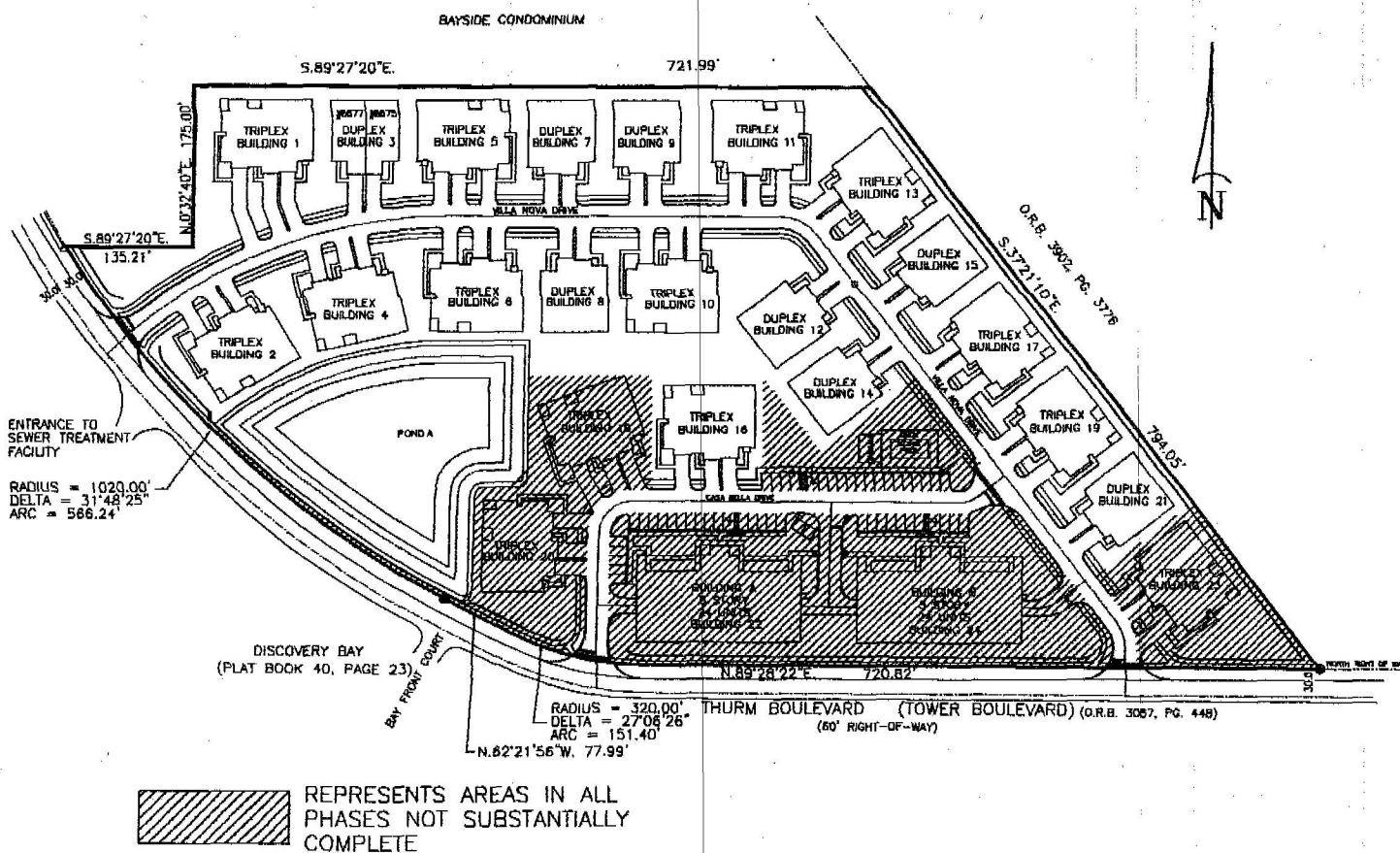
EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell
 SURVEYING AND MAPPING
 OF BREVARD, INC.

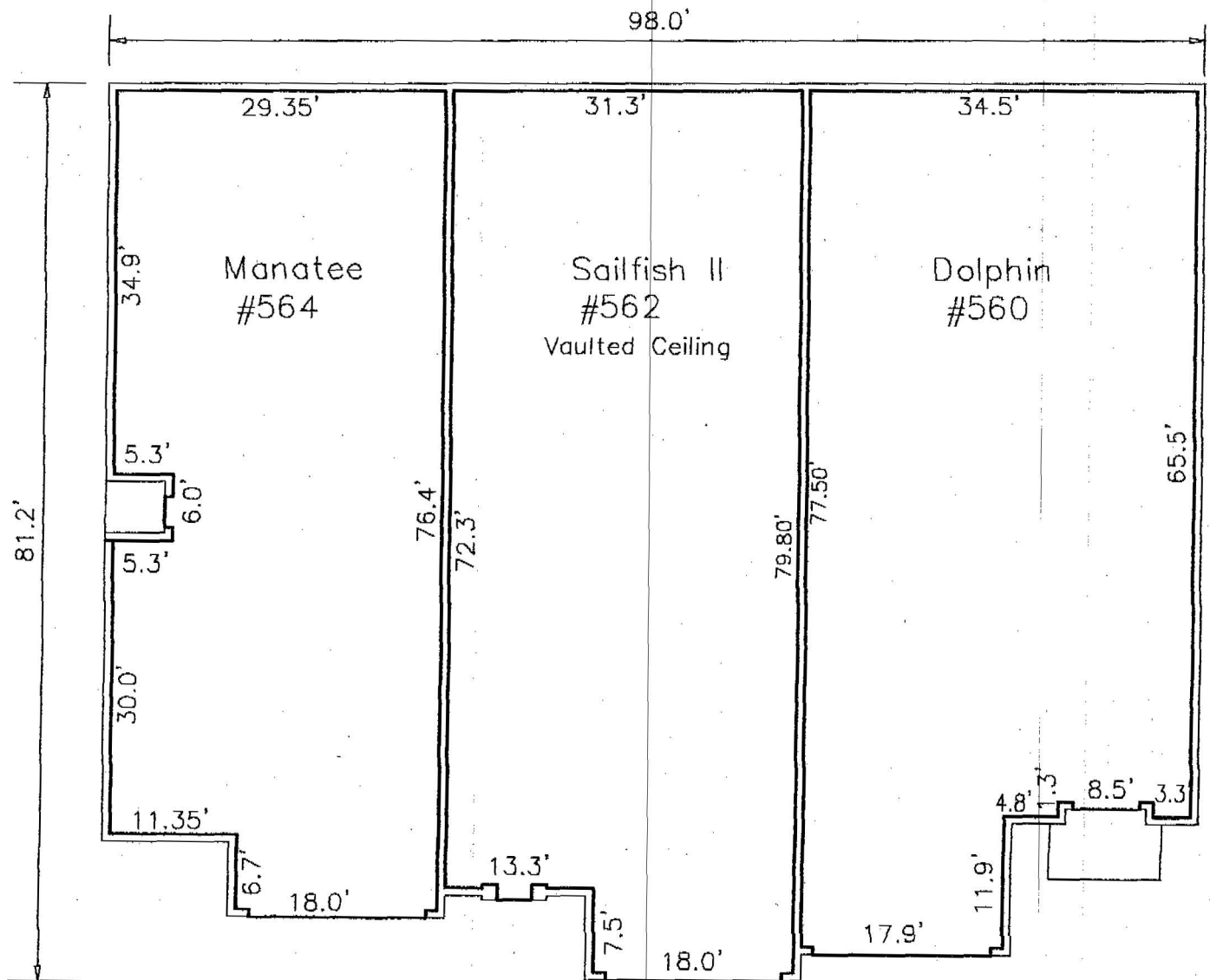
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase 4 — Building 16



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.54'.
The Finish Ceiling Elevation for the Manatee & Dolphon is 19.54'.
The Finish Ceiling Elevation for the Sailfish is 29.54'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (560) Indicates Unit number designation.
6. "Unit Plan Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5, 6, 7 & 8.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

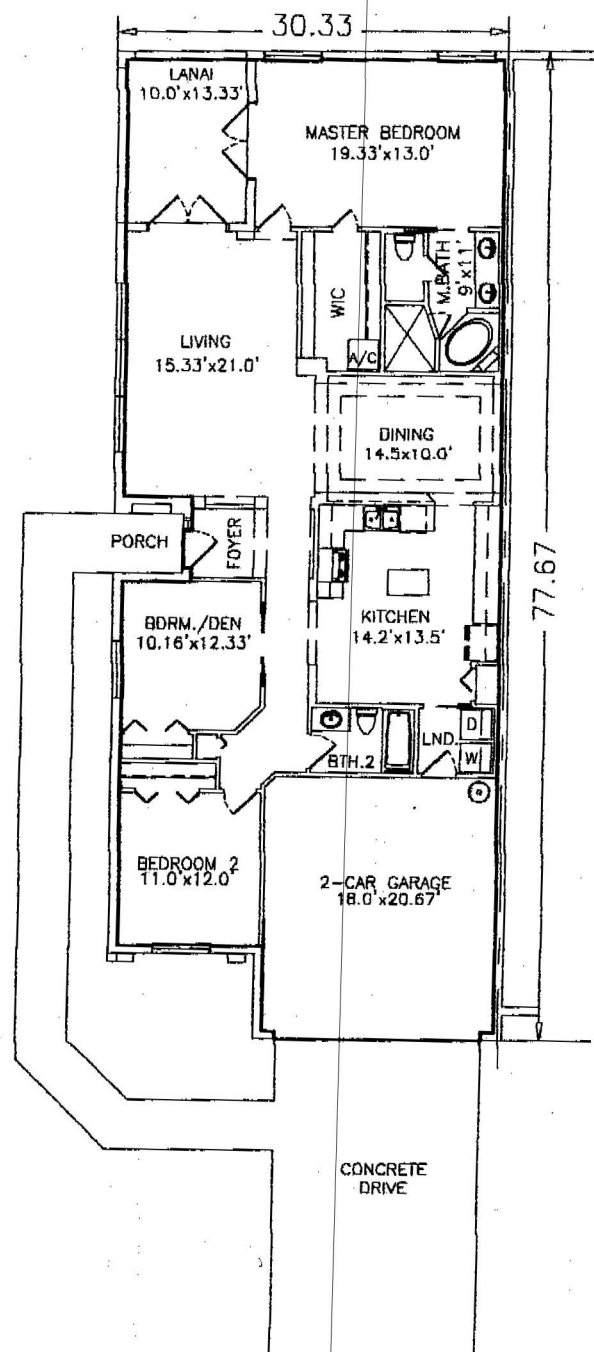
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

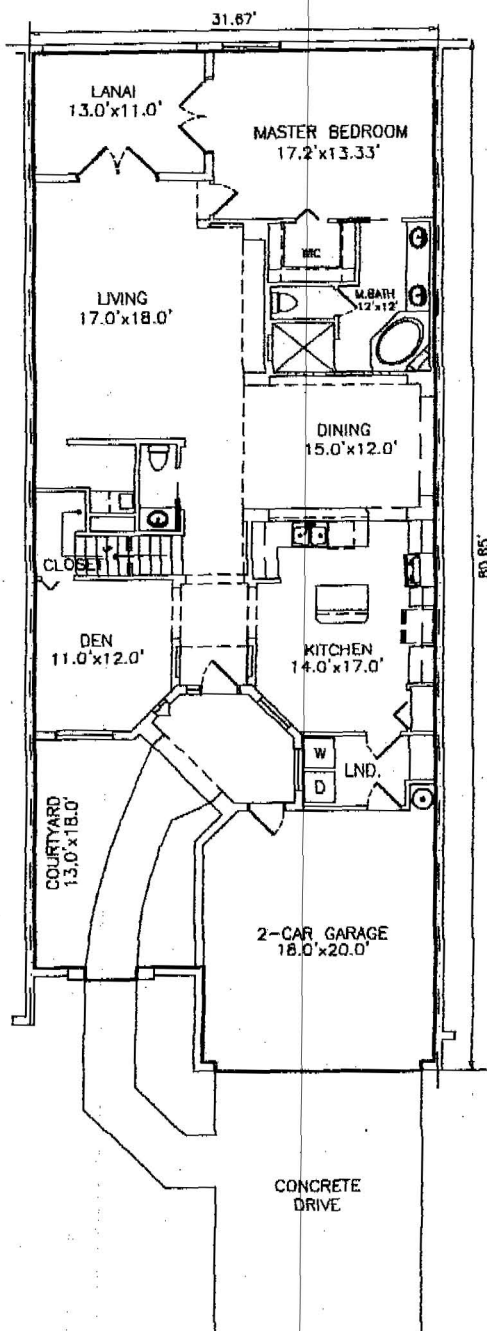
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 40 for its 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

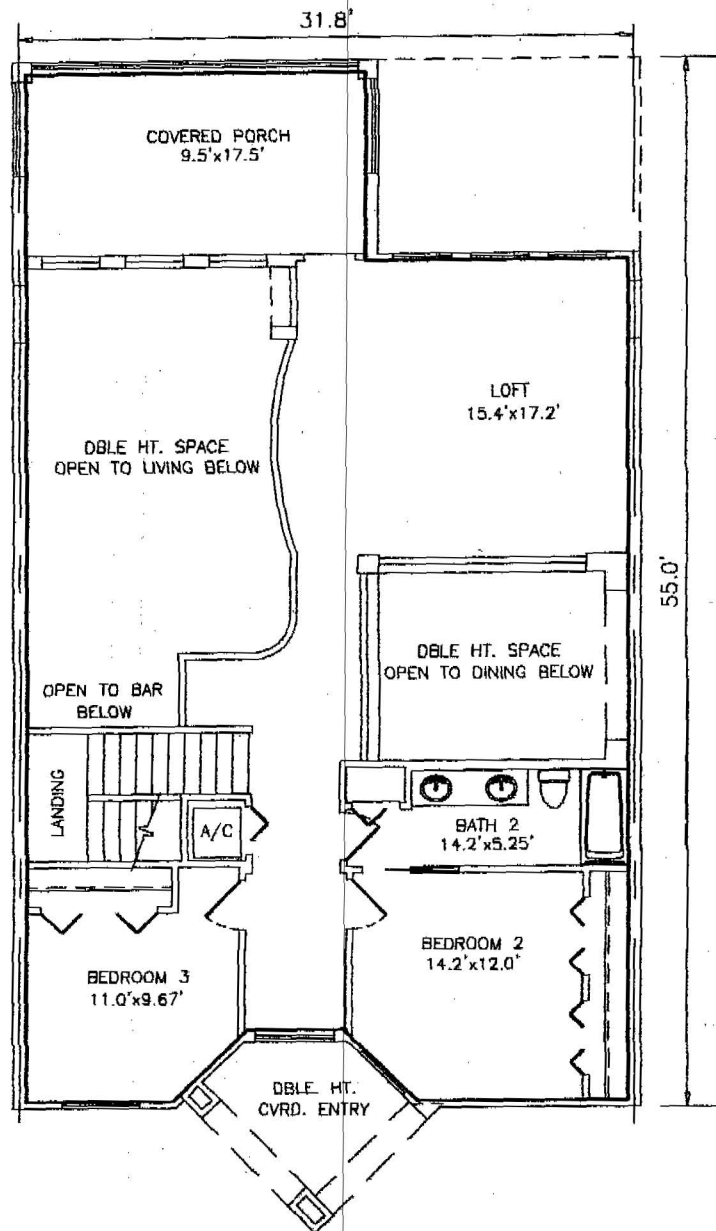
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

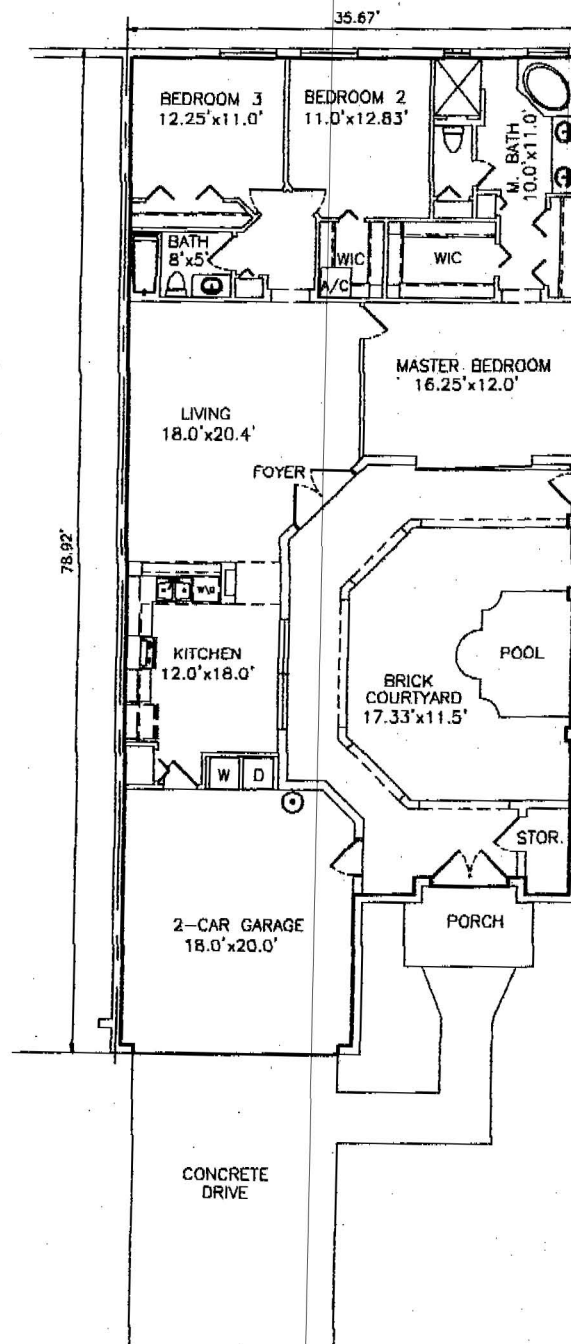
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 3, BUILDING 17 ONLY

8625, 8627 & 8629 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF JUNE, 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351 STATE OF FLORIDA
REG.

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
30th DAY OF JUNE, 2005 A.D.

CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304091
Expires March 25, 2008

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

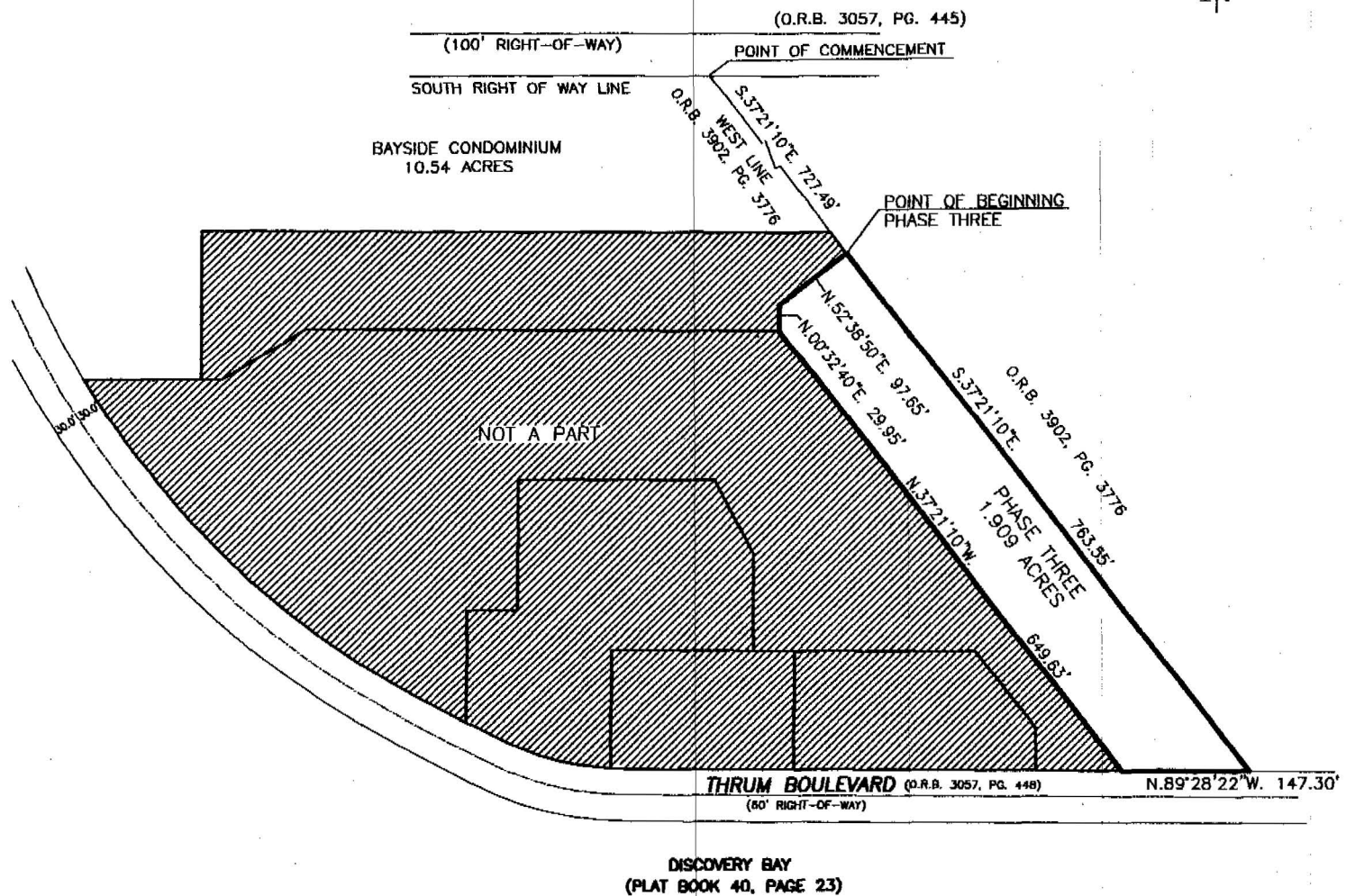
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

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OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

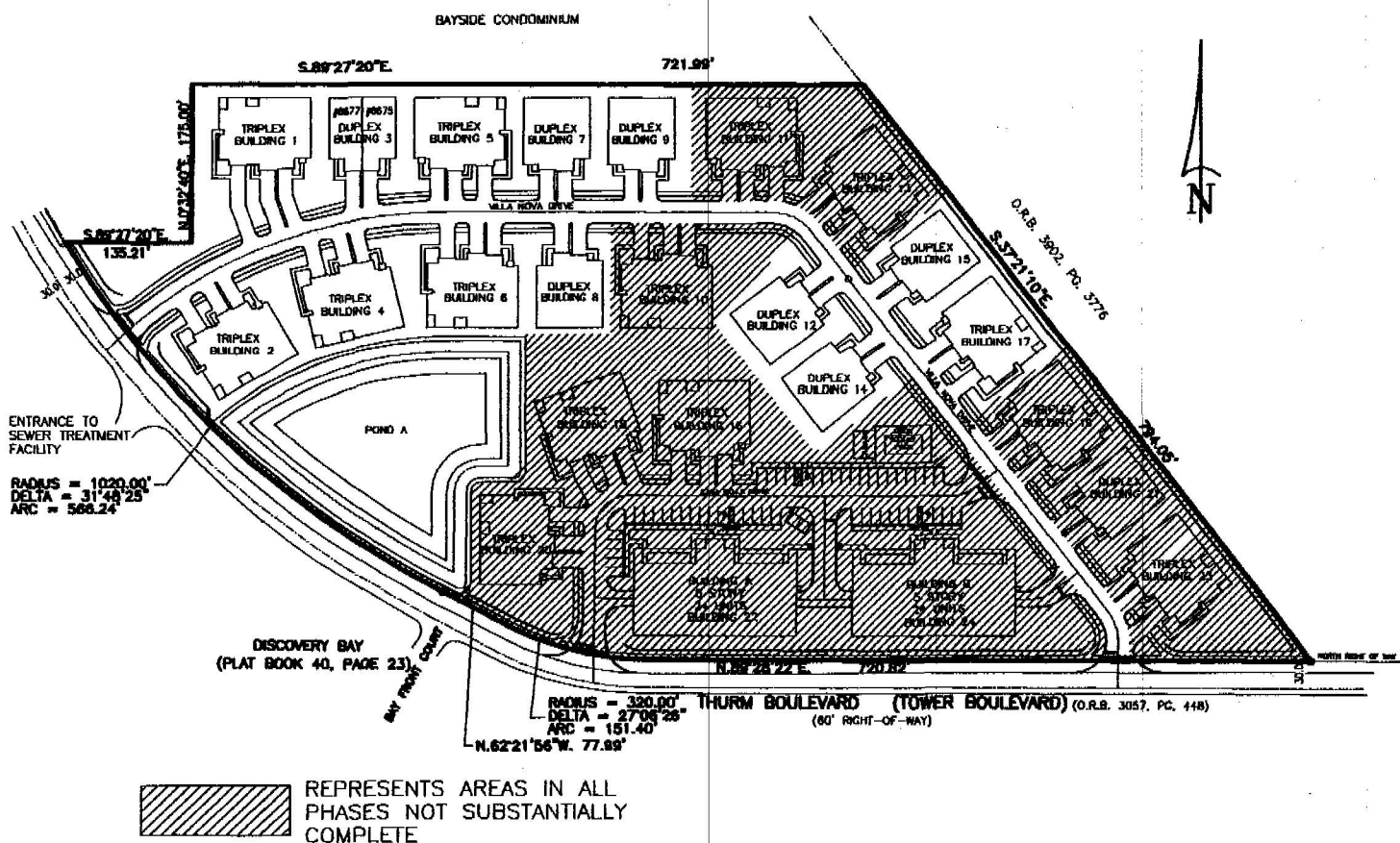
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

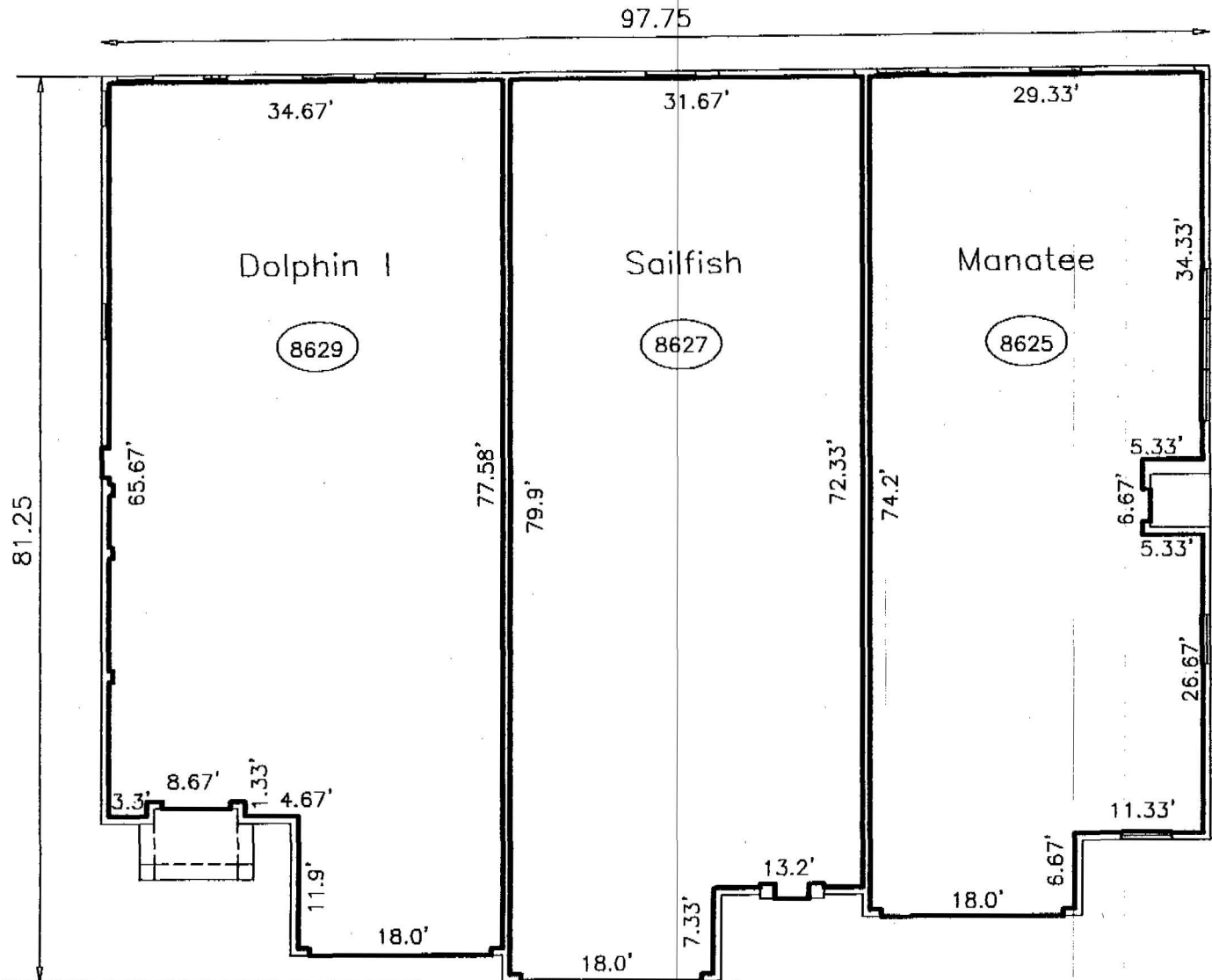
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One — Building 17



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.50.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.50'.
The Finish Ceiling Elevation for Sailfish is 29.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8627) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

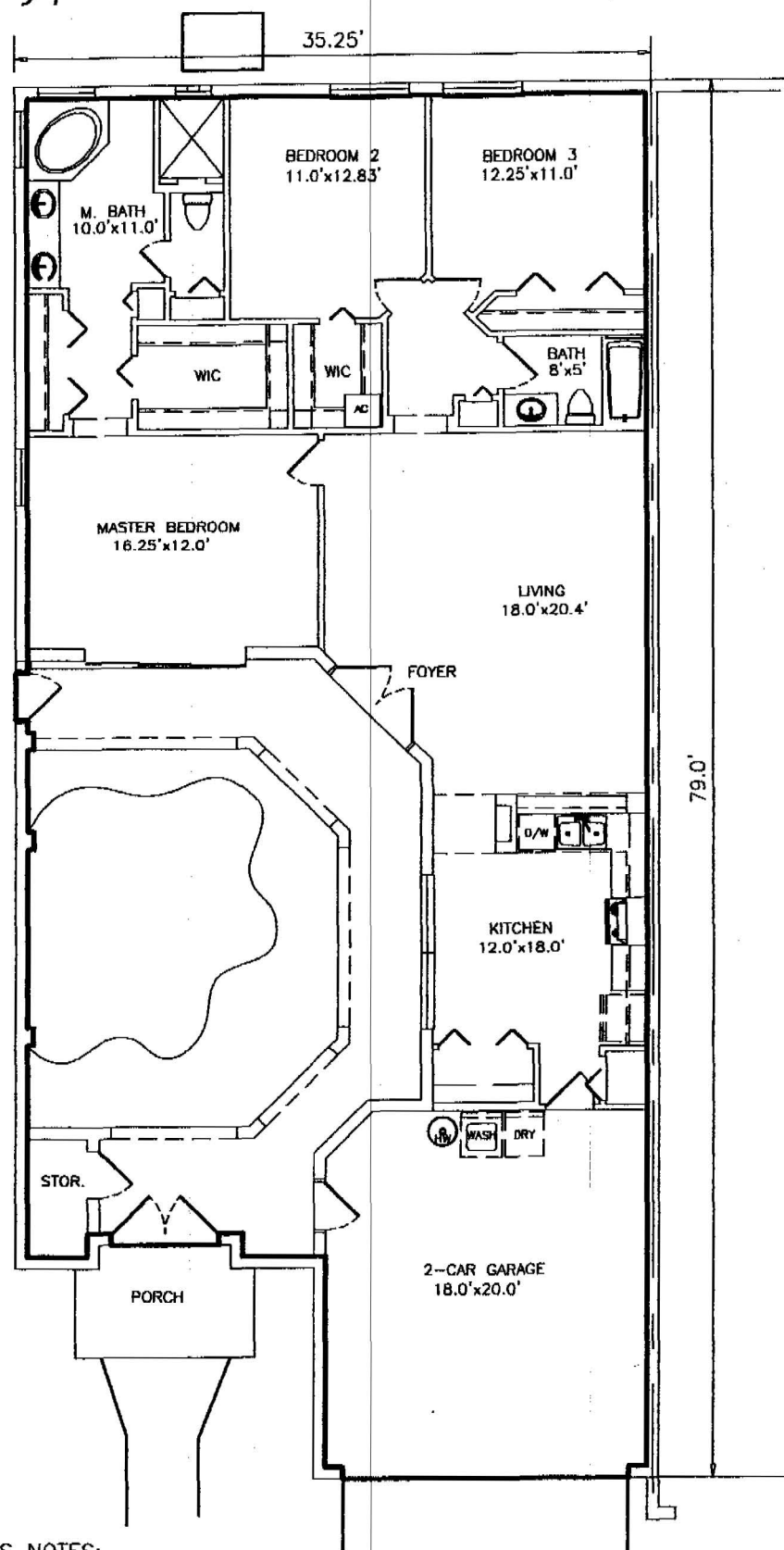
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

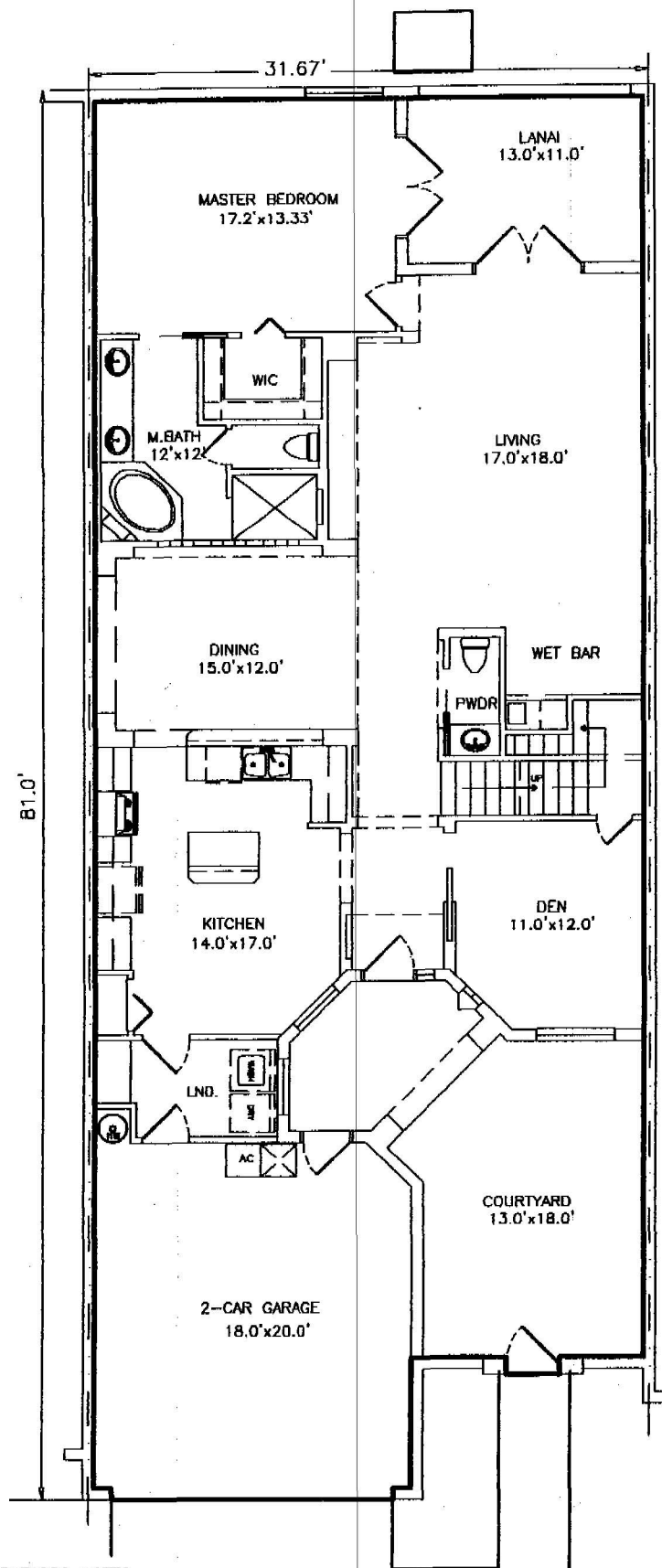
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

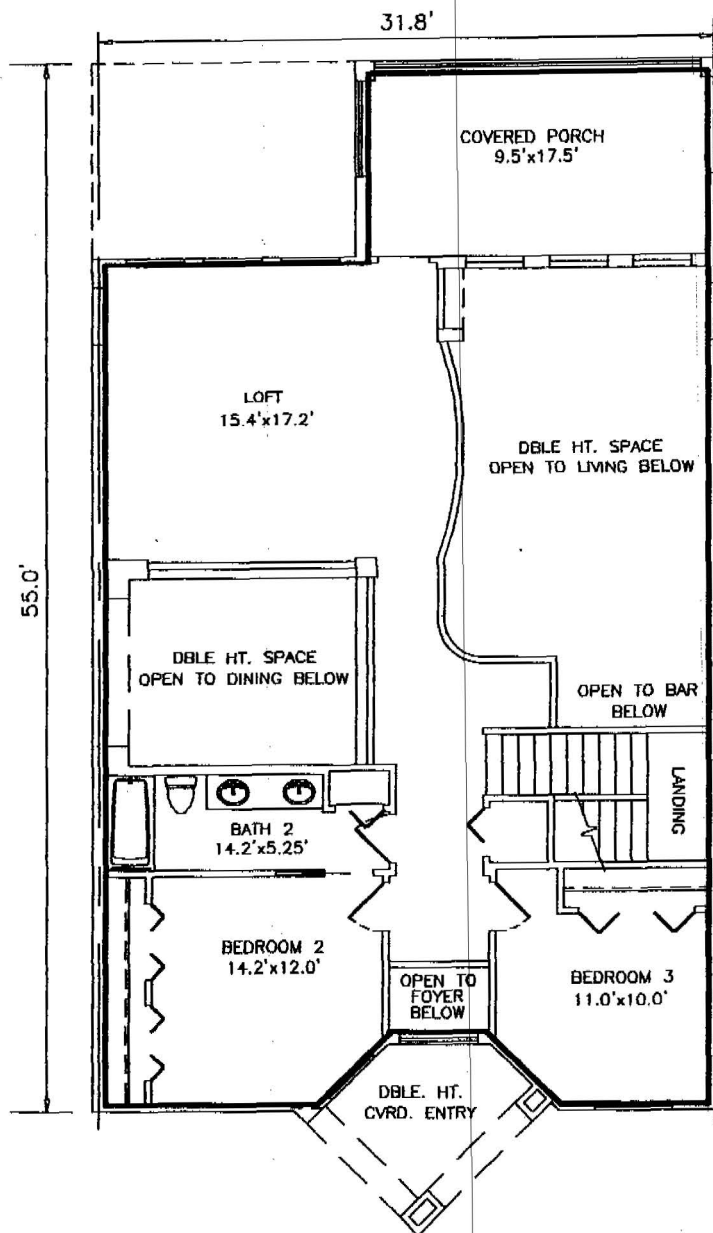
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

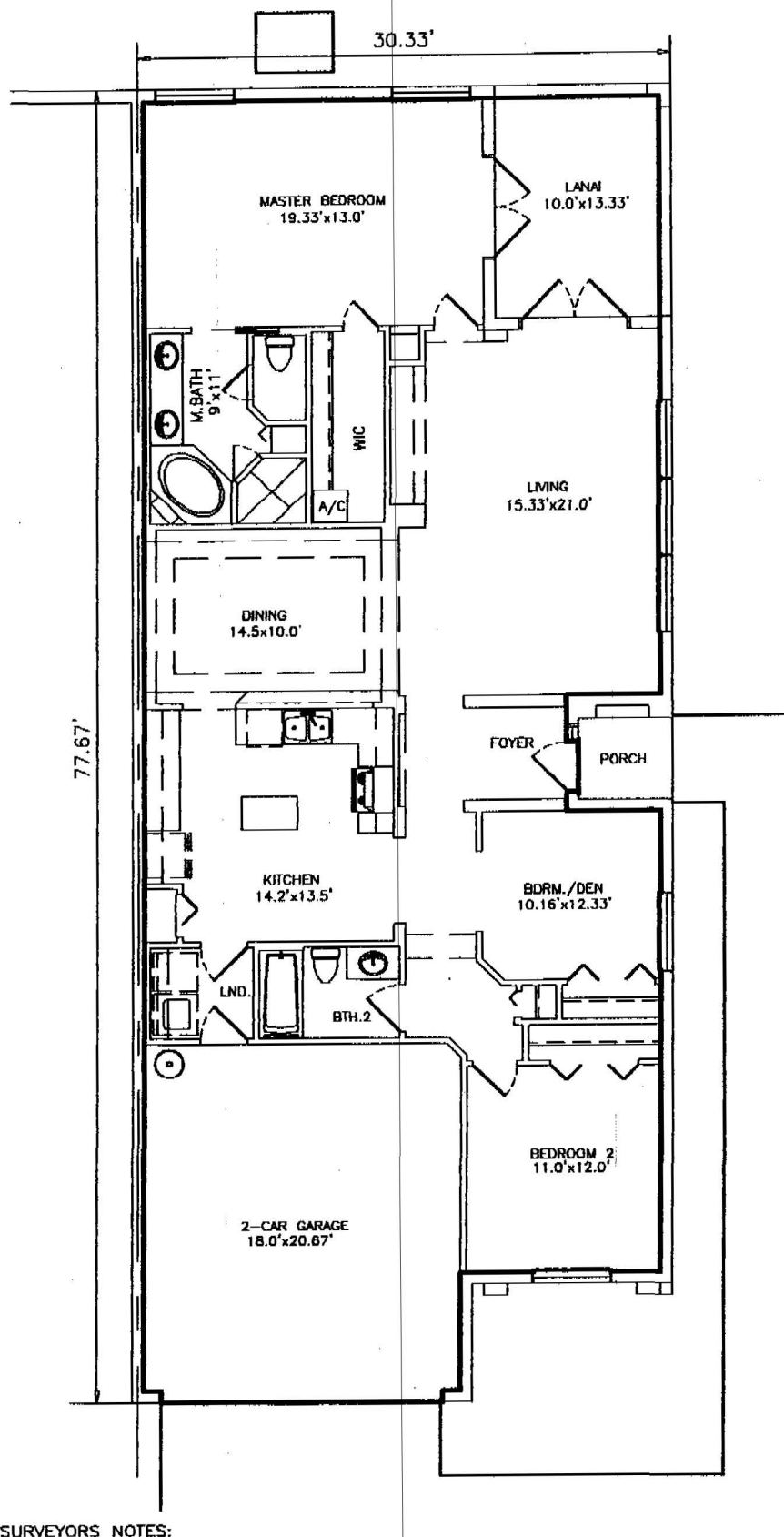
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 4, BUILDING 18 ONLY

568, 570 & 572 CASA BELLA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF FEBRUARY, 2006 A.D.

BY: John R. Campbell
JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
17th DAY OF FEBRUARY, 2006 A.D.



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Connie Jo Dials
CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

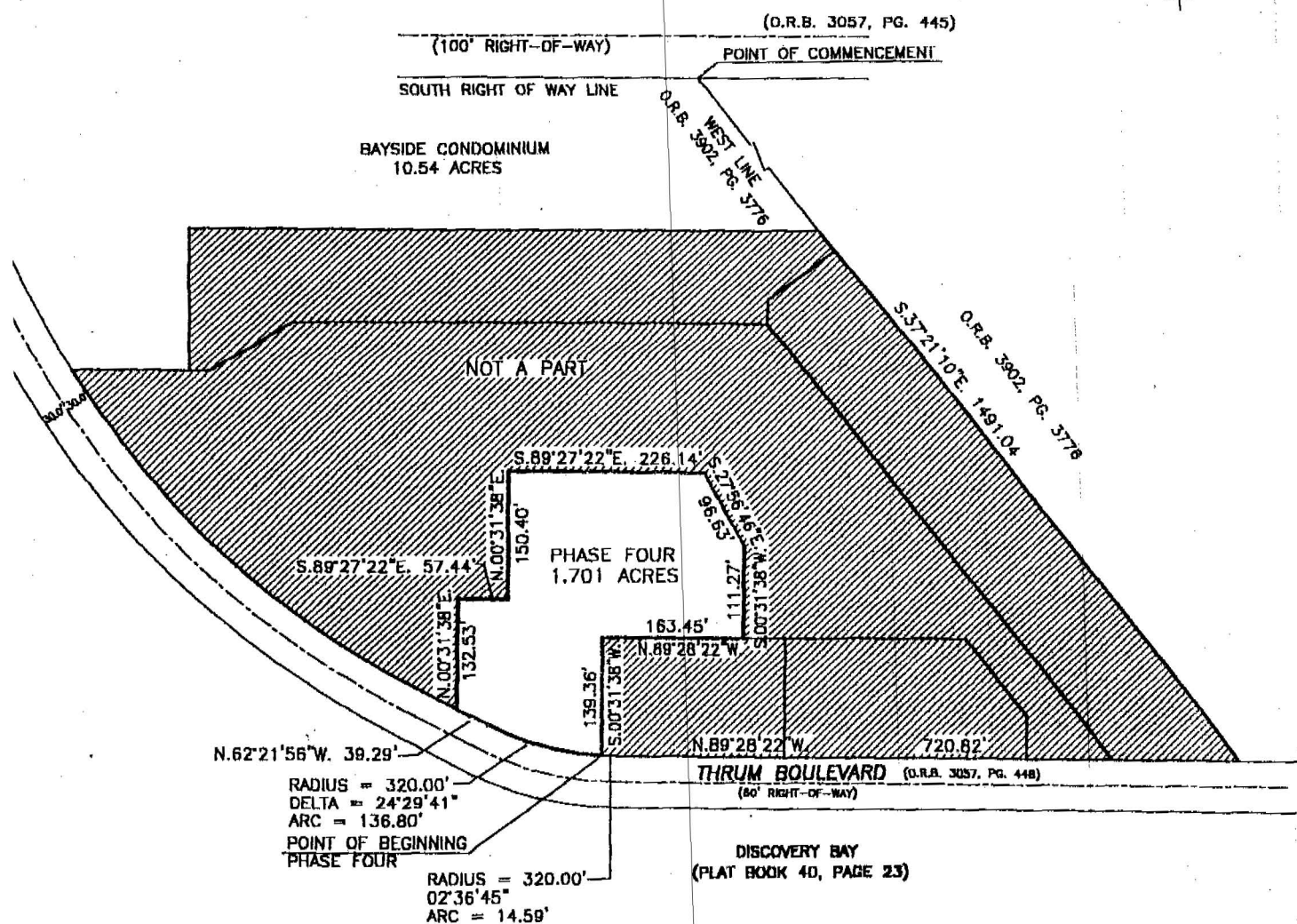
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Four



INDICATES THAT AREA NOT INCLUDED IN PHASE FOUR

LEGAL DESCRIPTION: (PHASE FOUR)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E. a distance of 1491.04 to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 720.82 feet to a point of curvature of a curve to the right having a radius of 320.00 feet; Thence run Northwesterly along said North right of way line and the arc of said curve through a central angle of 02°36'45" a distance of 14.59 feet to the Point of Beginning; Thence continue Northwesterly along said North right of way line and along the arc of said curve through a central angle of 24°29'41", a distance of 136.80 feet; Thence run N.62°21'56"W. a distance of 39.29 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 132.53 feet; Thence run S.89°27'22"E. a distance of 57.44 feet; Thence run N.00°31'38"E. a distance of 150.40 feet; Thence run S.89°27'22"E. a distance of 226.14 feet; Thence run S.27°56'46"E. a distance of 96.63 feet; Thence run S.00°31'38"W. a distance of 111.27 feet; Thence run N.89°28'22"W. a distance of 163.45 feet; Thence run S.00°31'38"W. a distance of 139.36 feet to the Point of Beginning. Said Parcel contains 1.701 acres more or less.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

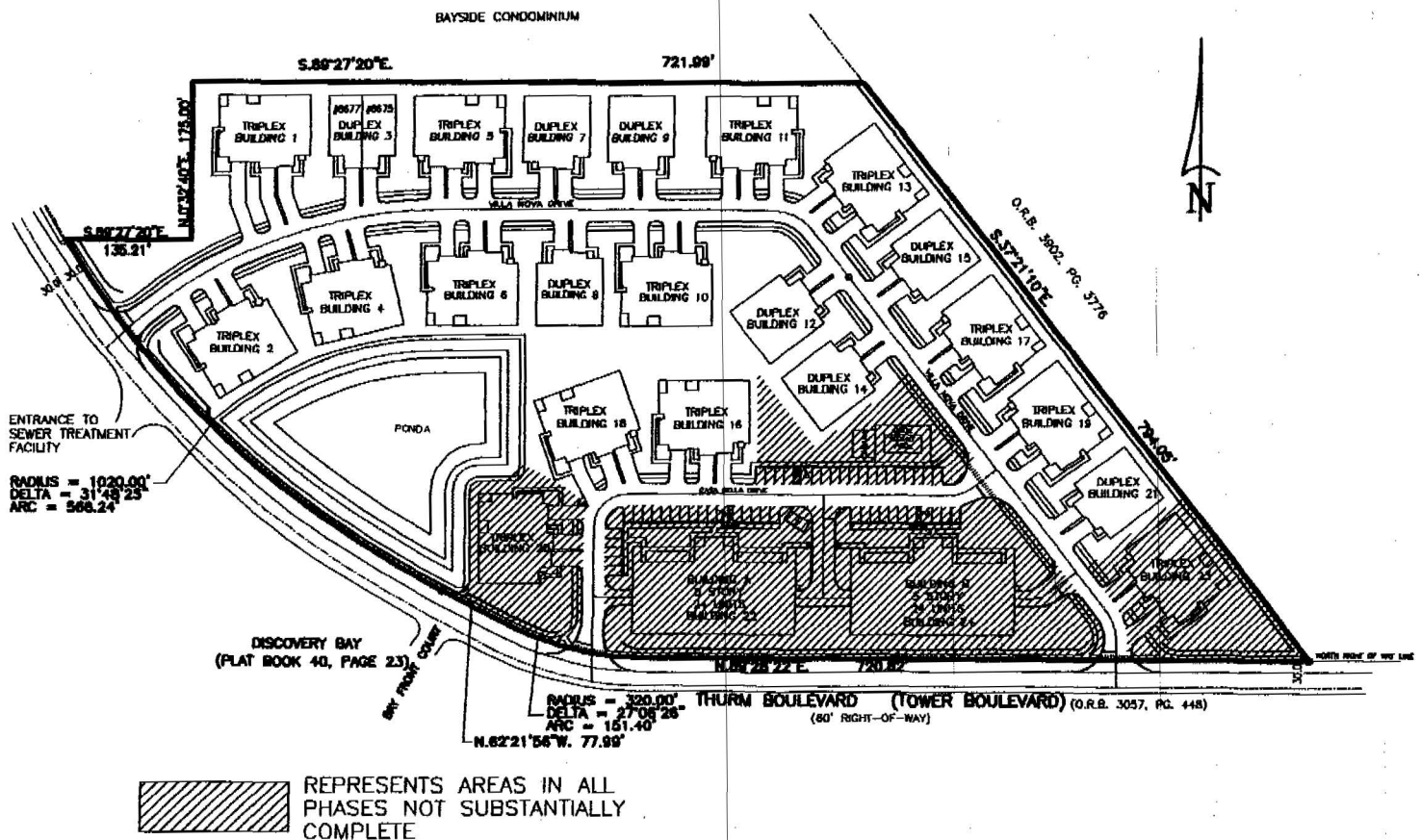
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

Campbell SURVEYING AND MAPPING
 OF BREVARD, INC.

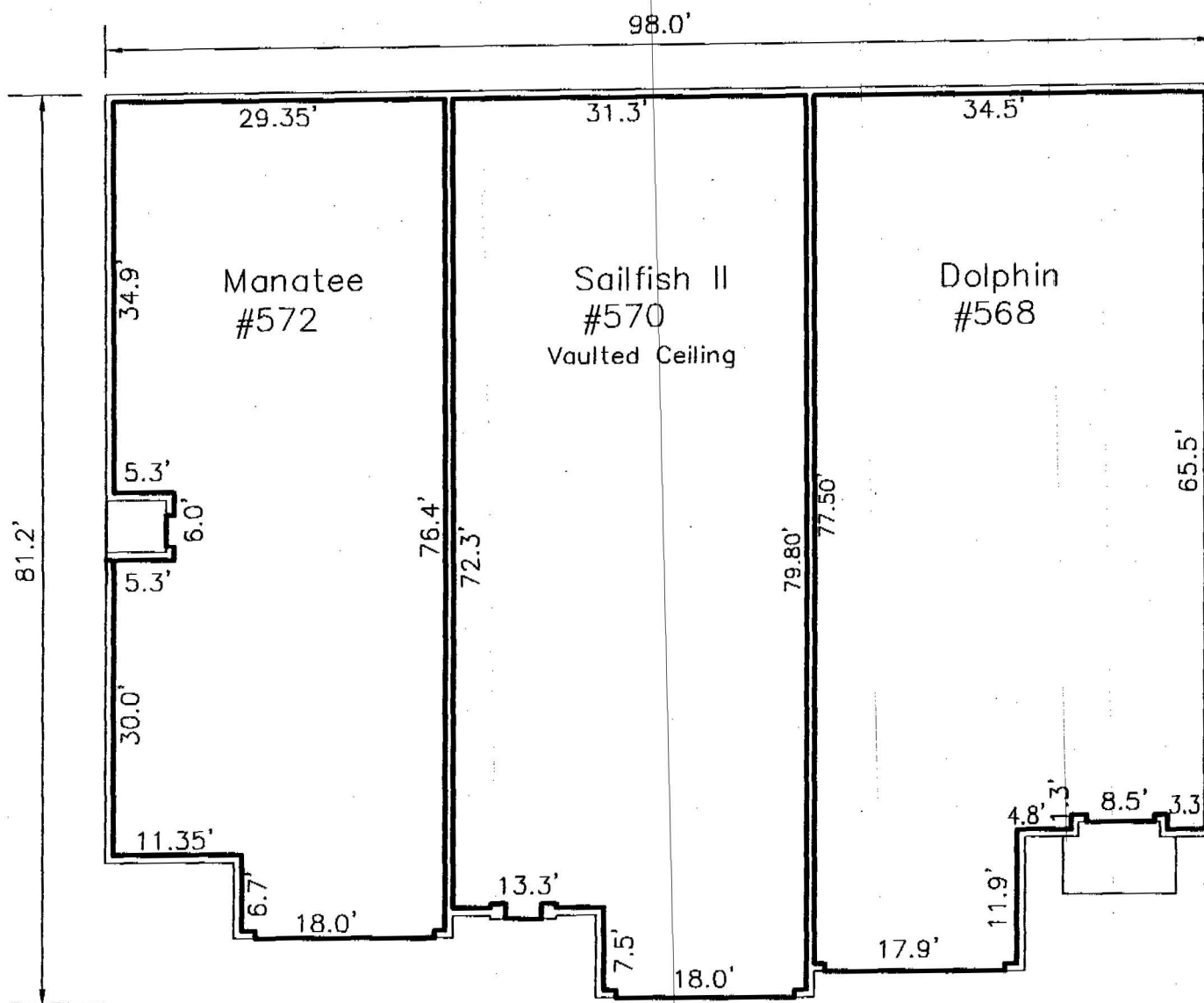
3525 N. COURTENAY PARKWAY - SUITE 1
 MAILING ADDRESS: P.O. BOX 542148
 MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase 4, — Building 18



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevations is 9.40'.
The Finish Ceiling Elevation for the Manatee & Dolphin is 19.40'.
The Finish Ceiling Elevation for the Sailfish is 29.40'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (568) Indicates Unit number designation.
6. "Unit Plan Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 5, 6, 7 & 8.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

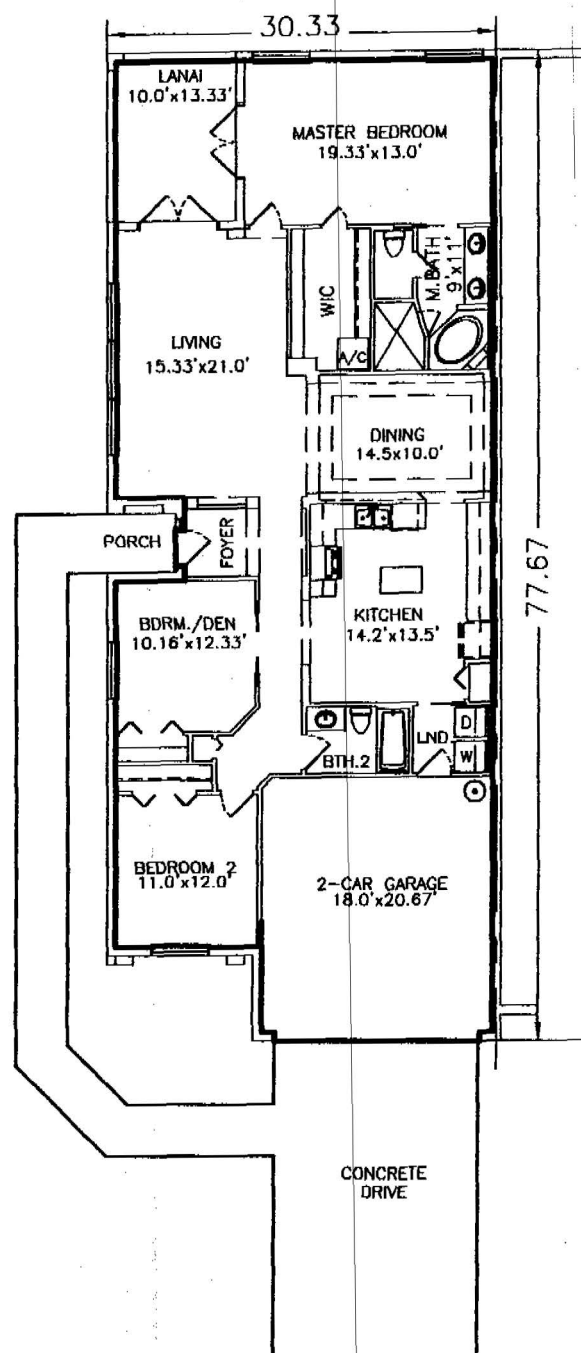
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ————— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

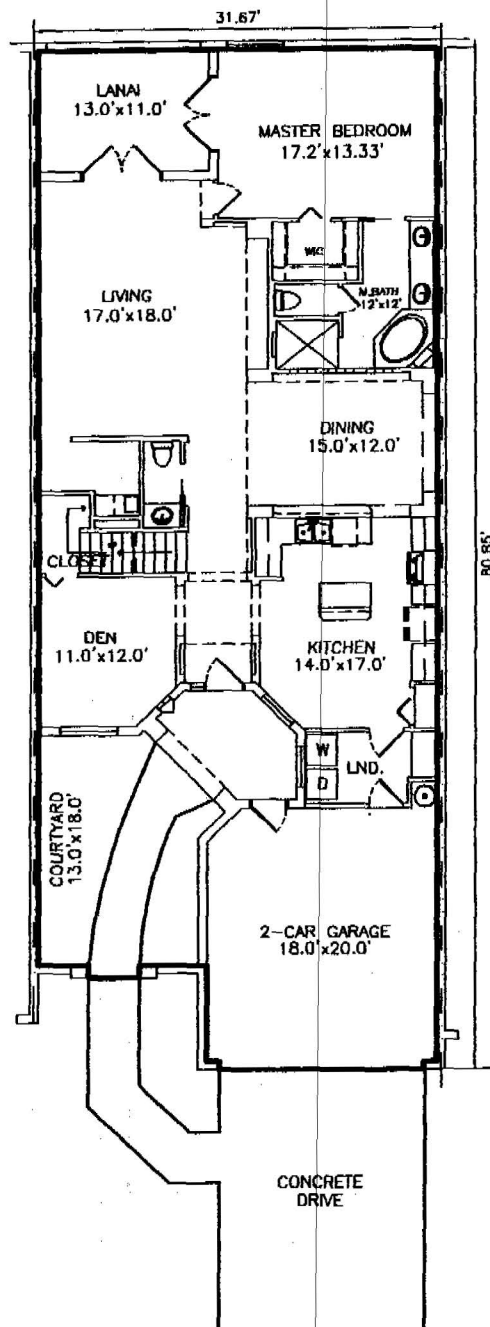
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 40 for its 2nd Floor Plan.

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC.

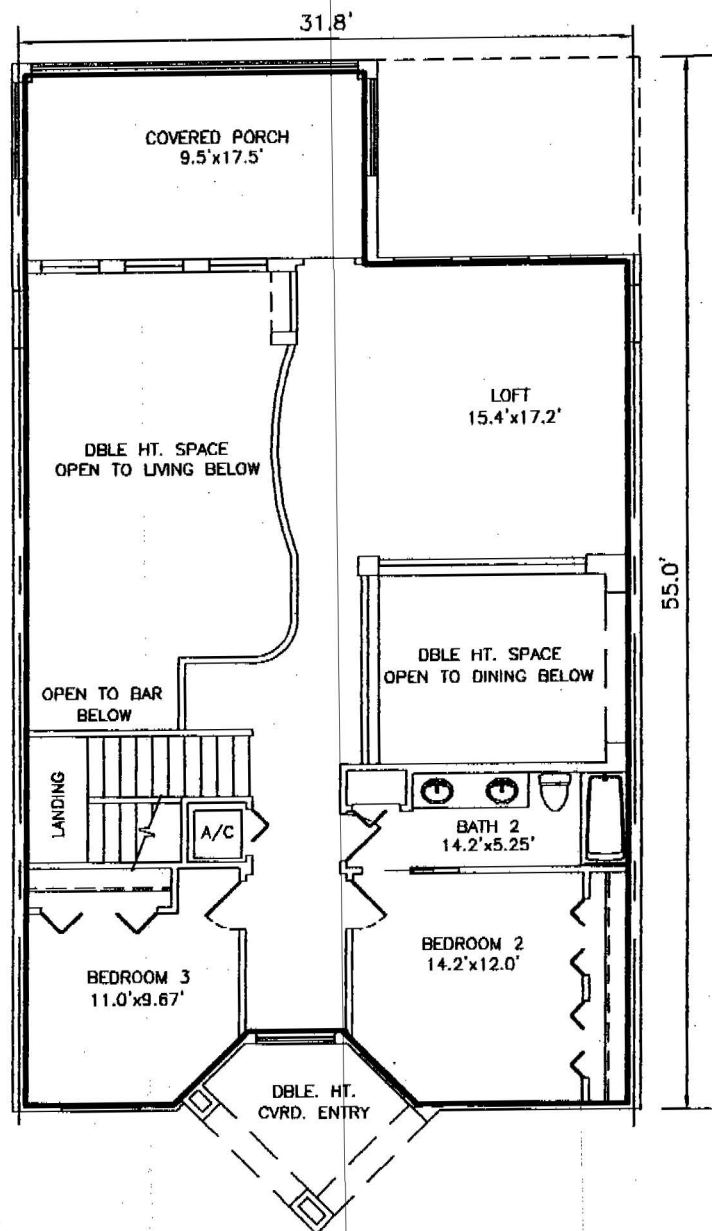
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish II



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

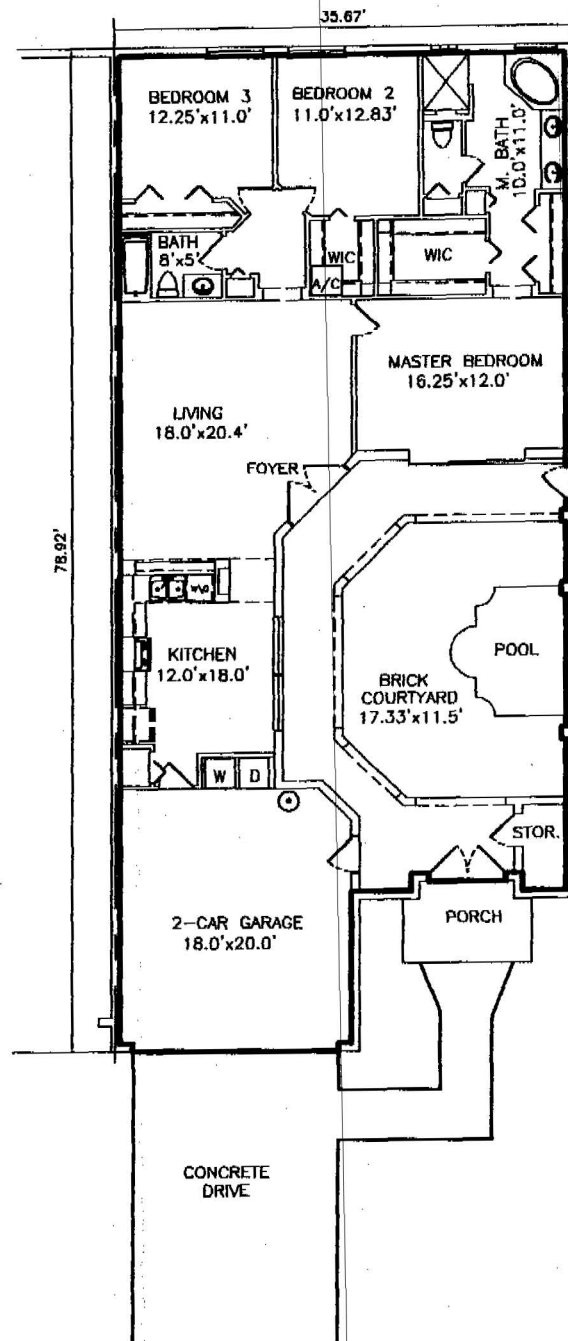
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 3, BUILDING 19 ONLY

8617, 8619 & 8621 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE
FOR
BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 3RD DAY OF NOVEMBER, 2005 A.D.

BY:

JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
3RD DAY OF NOVEMBER, 2005 A.D.

Lekisha G. Jordan

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

Campbell
SURVEYING AND MAPPING
OF BREVARD, INC

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

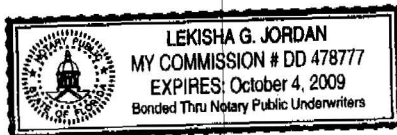
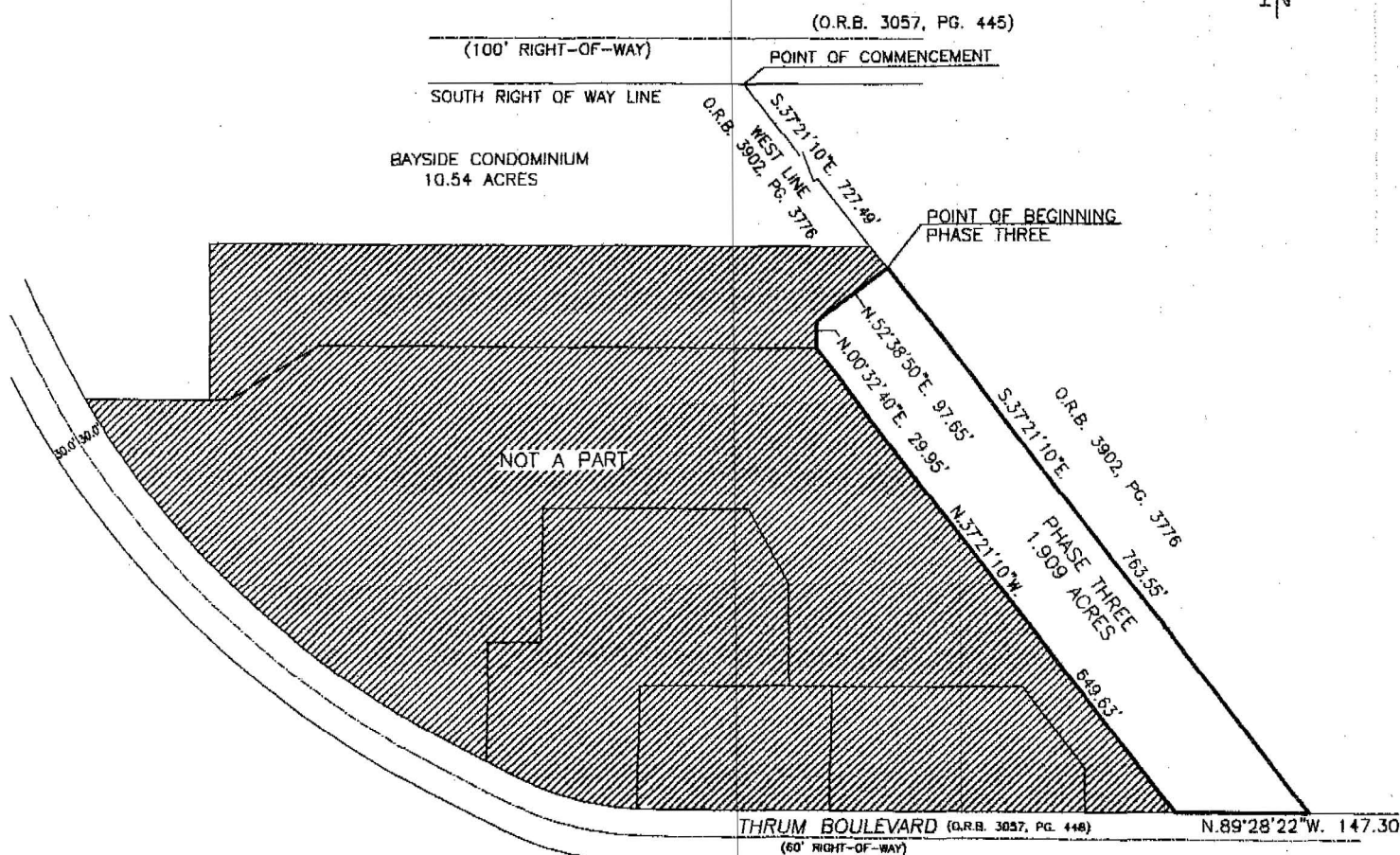


EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

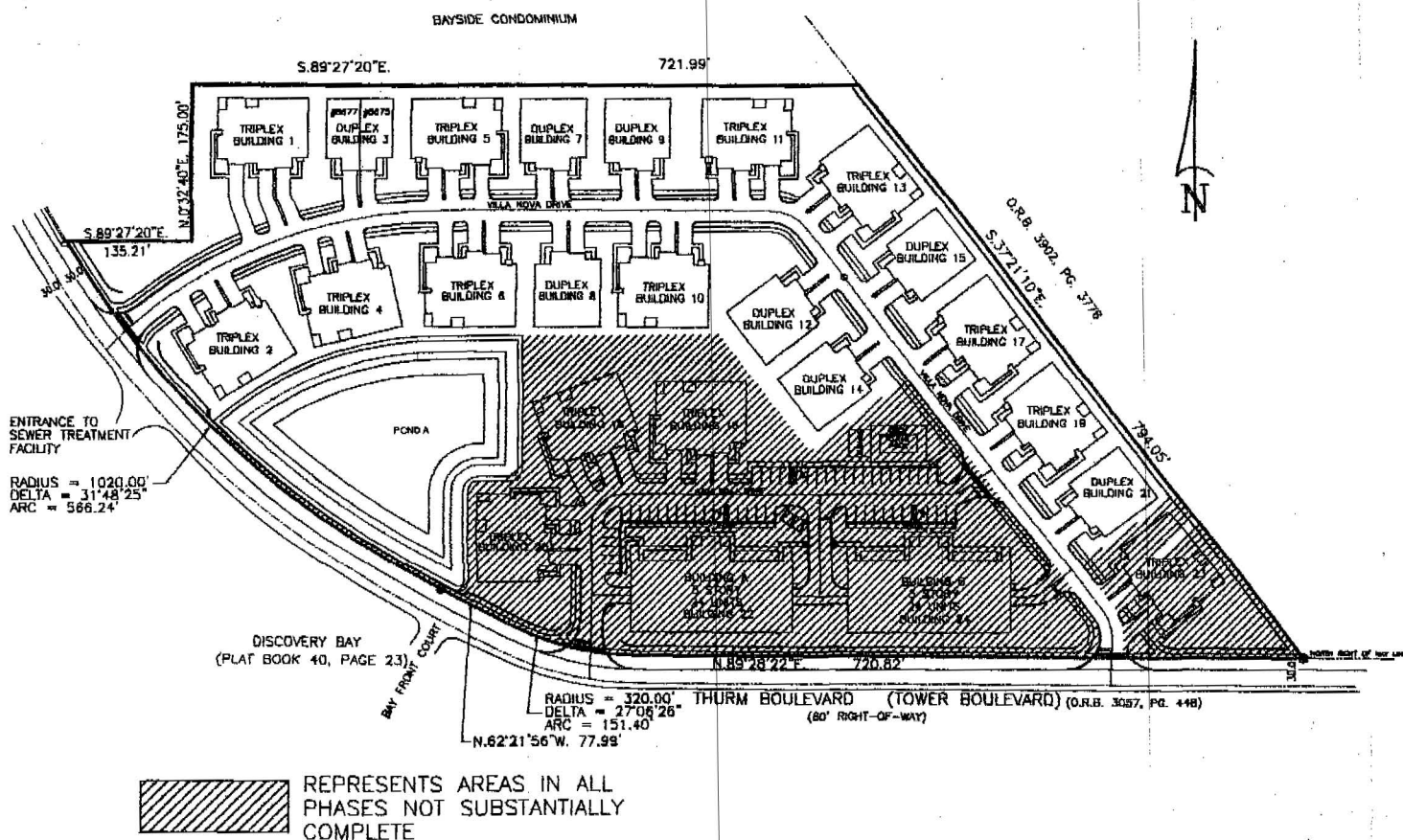
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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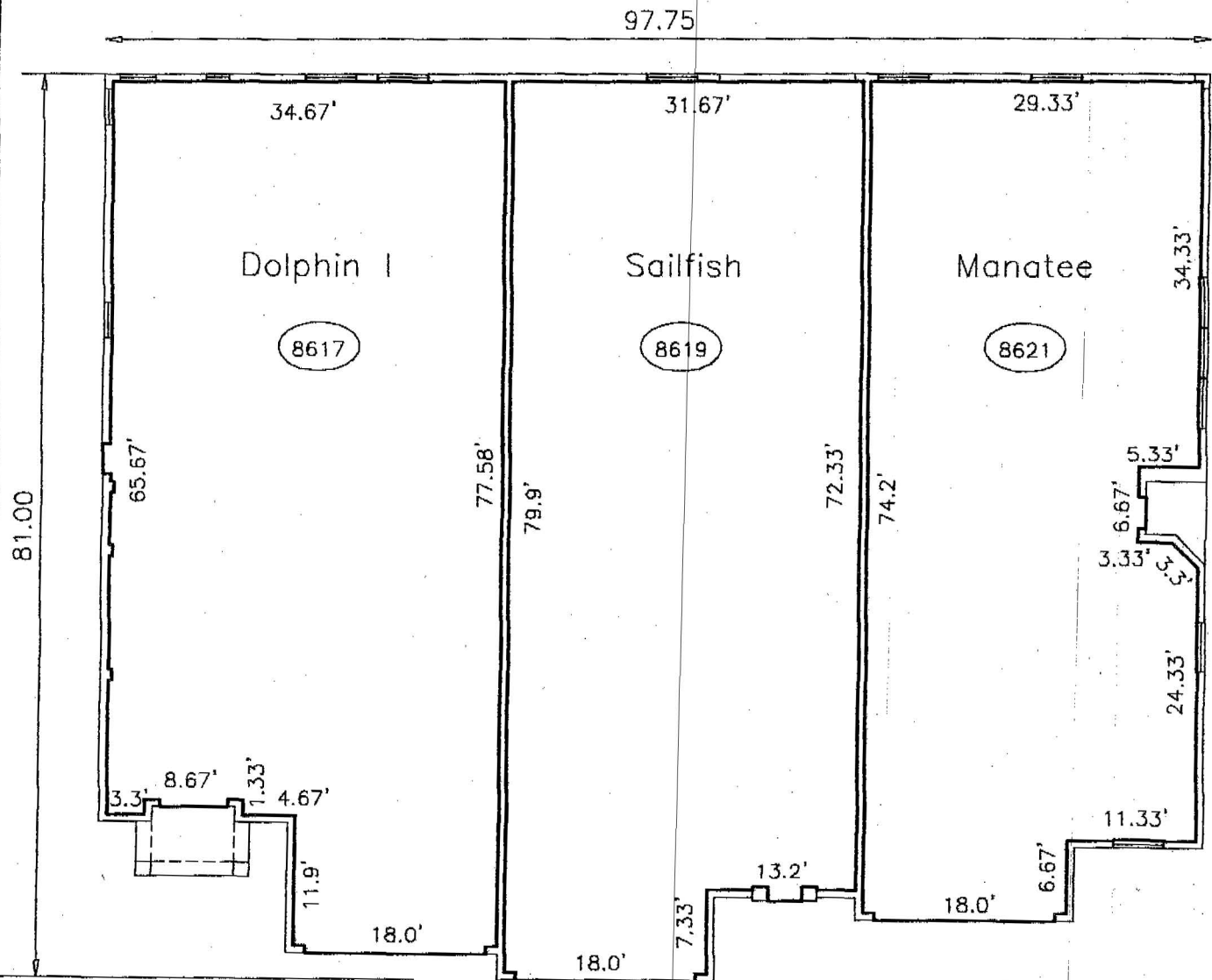
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase Three - Building 19



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.50.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.50'.
The Finish Ceiling Elevation for Sailfish is 29.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8619) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

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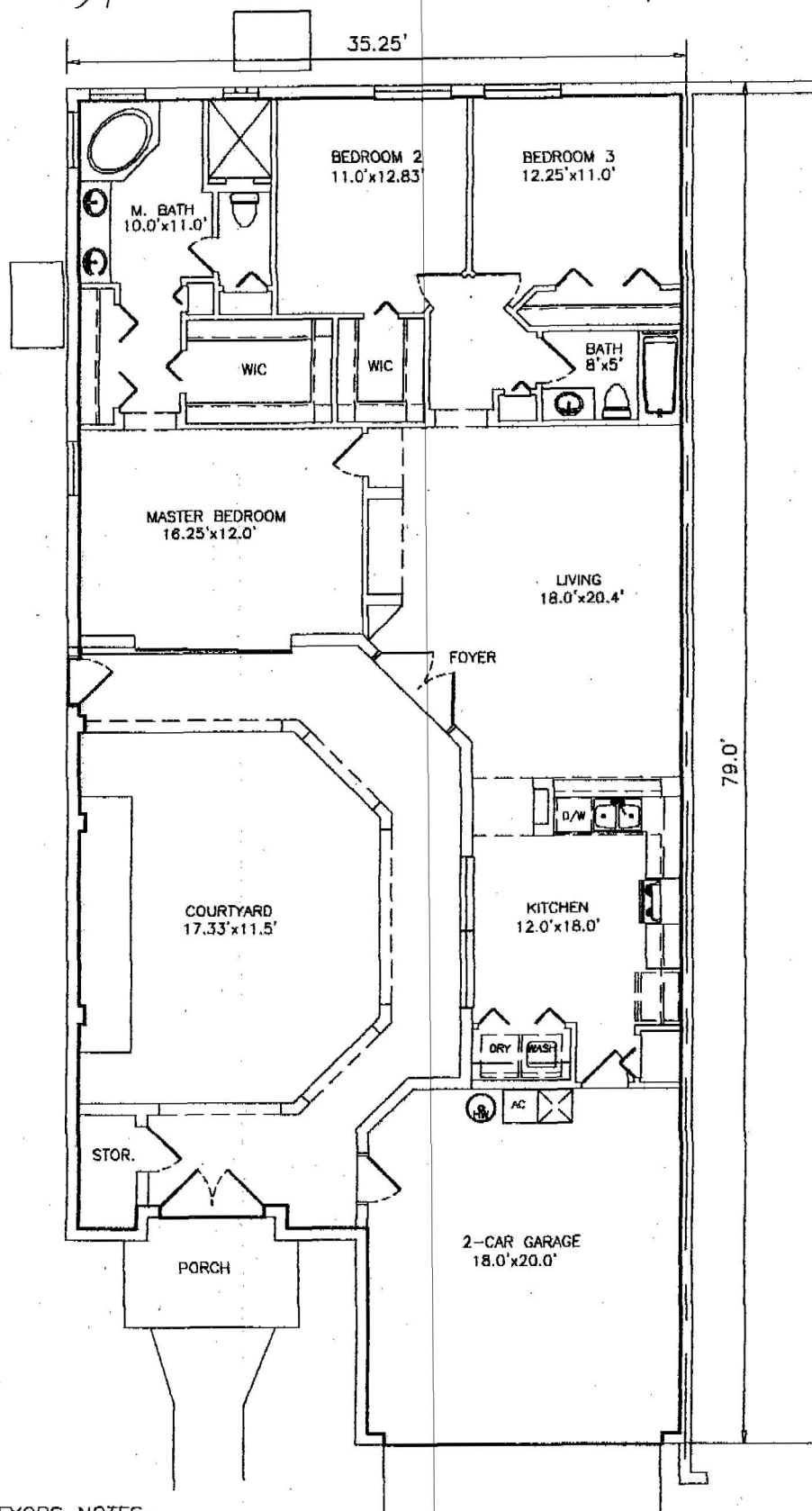
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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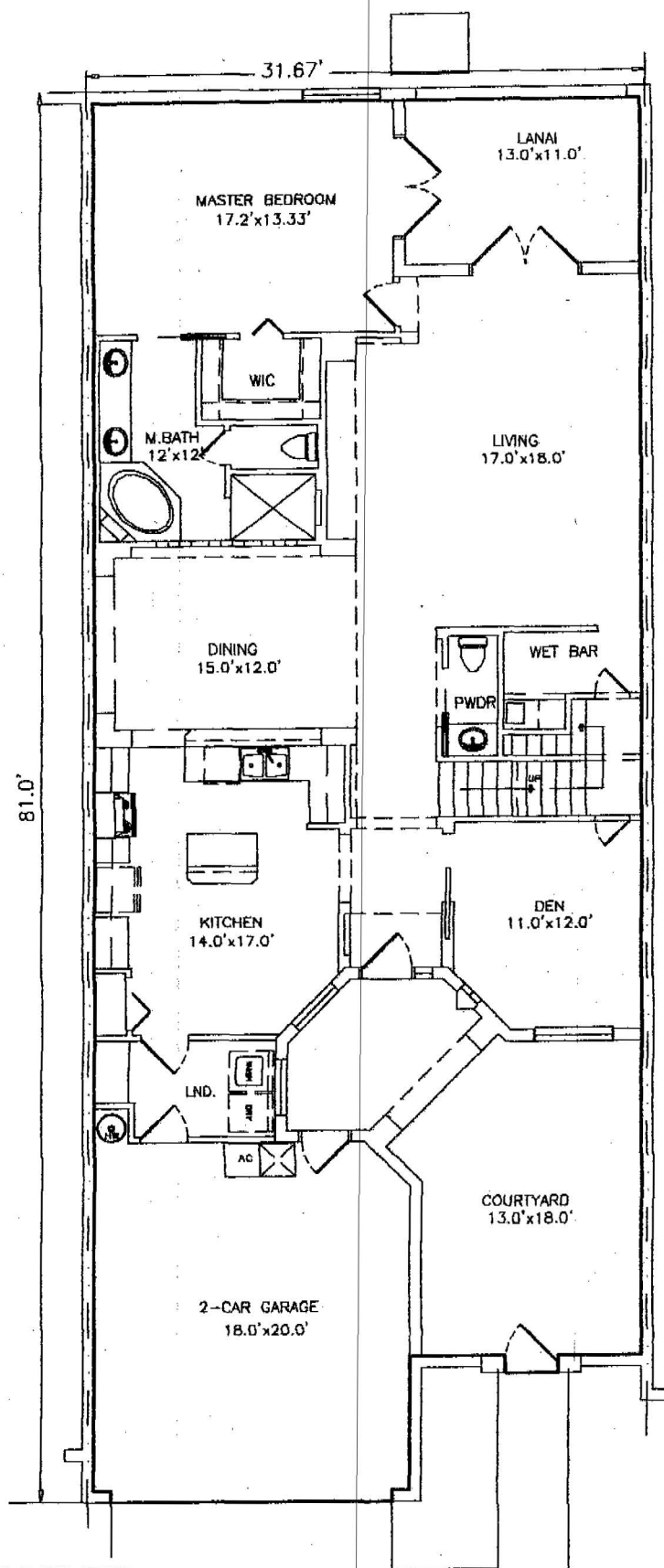
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ———Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

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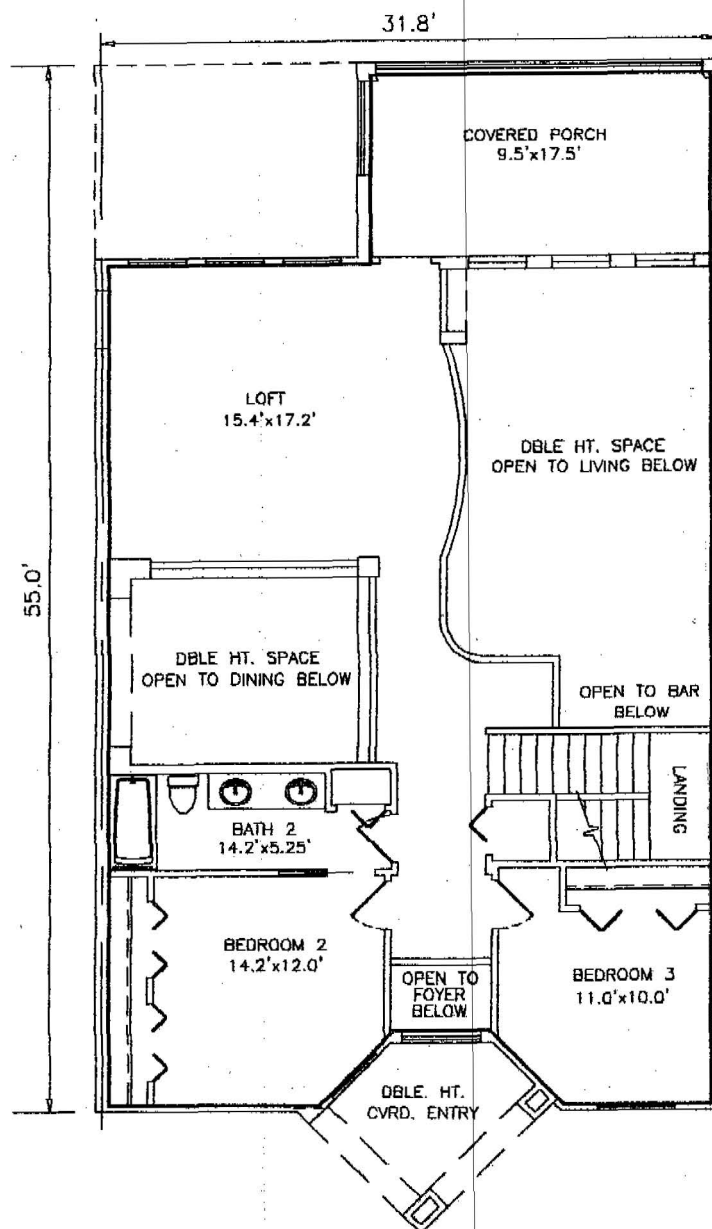
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan, Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.

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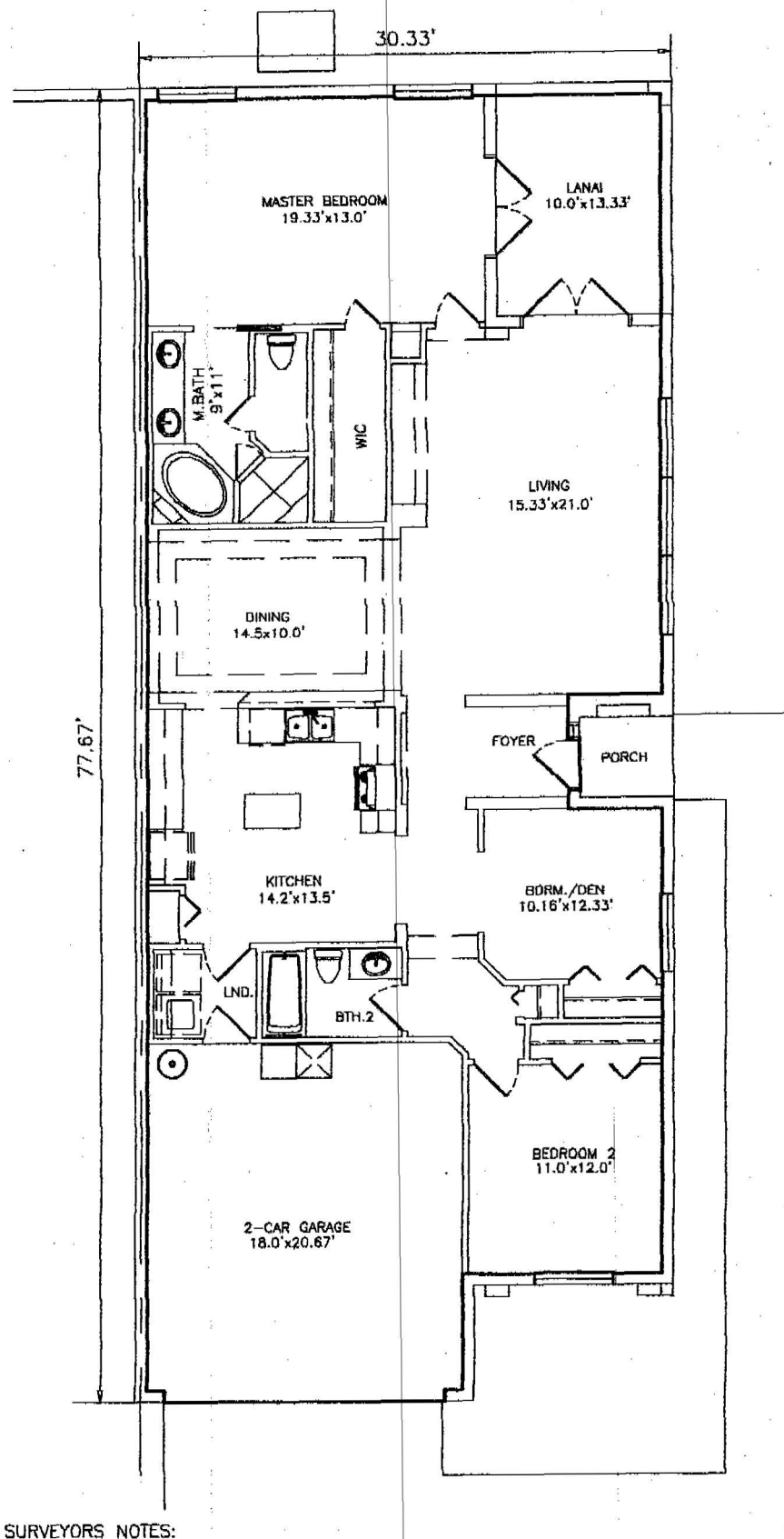
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EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

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EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS PHASE 3, BUILDING 23 ONLY

8603, 8605 & 8607 VILLA NOVA DRIVE

SURVEYOR'S CERTIFICATE FOR BAYPORT CONDOMINIUM

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, THE UNDERSIGNED AUTHORITY DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED JOHN R. CAMPBELL, BY ME WELL KNOWN, AND KNOWN TO ME TO BE THE PERSON HEREINAFTER DESCRIBED, WHO AFTER BEING BY ME FIRST DULY CAUTIONED AND SWORN, DEPOSES AND SAYS ON OATH AS FOLLOWS TO-WIT:

I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN AND DESCRIBED ON THE ATTACHED EXHIBIT "A" ARE SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL DESCRIBED AND SHOWN ON THE ATTACHED EXHIBIT "A", TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 2nd DAY OF DECEMBER, 2005.

BY:


JOHN R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NO. 2351, STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME
AS TO "JOHN R. CAMPBELL", THIS
2nd DAY OF DECEMBER, 2005 A.D.


CONNIE JO DIALS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: MARCH 25, 2008



Connie Jo Dials
My Commission DD304031
Expires March 25, 2008

Campbell
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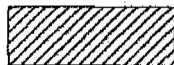
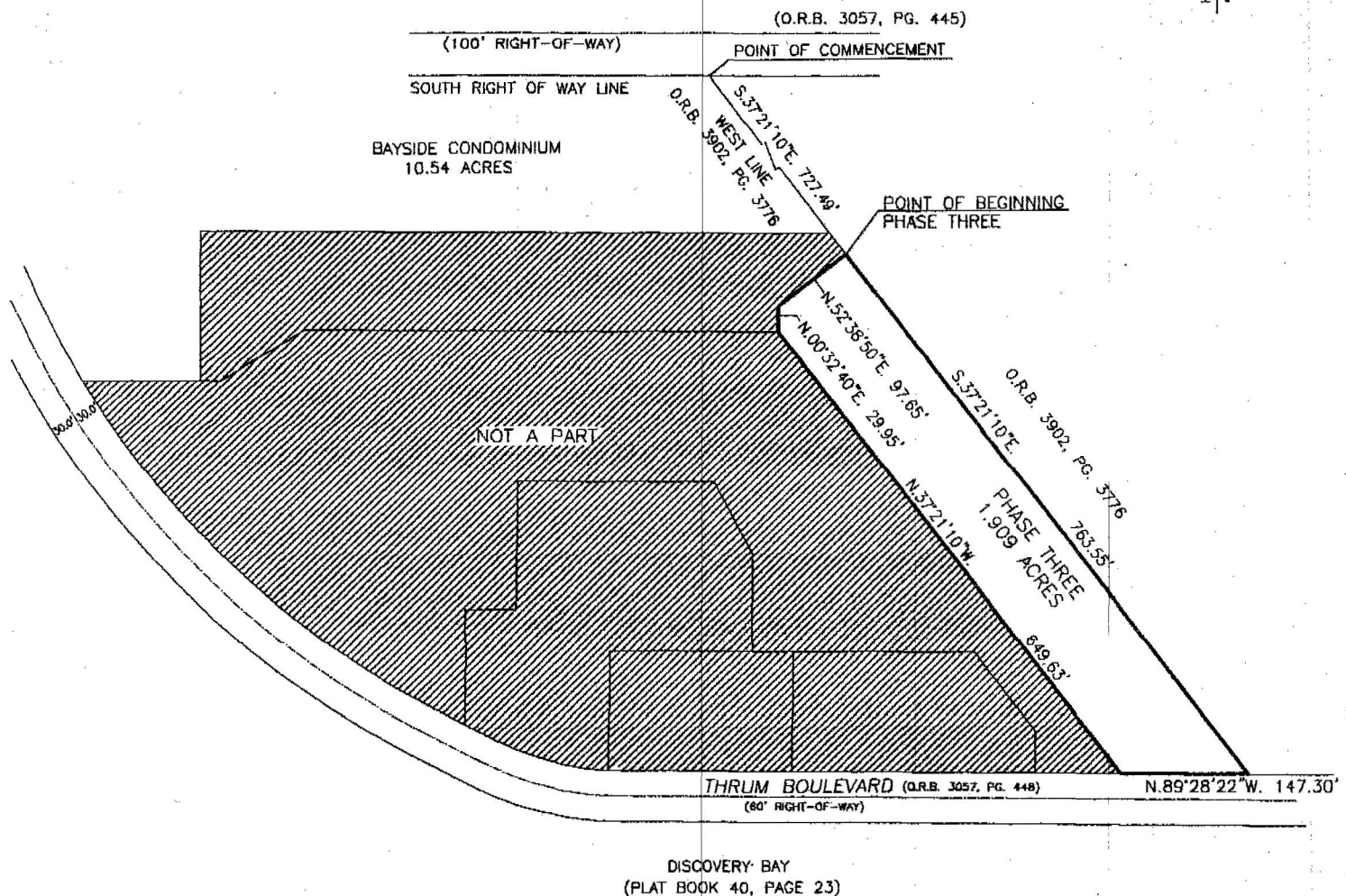
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 1

BAYPORT CONDOMINIUMS

Sketch of Survey Phase Three



INDICATES THAT AREA NOT INCLUDED IN PHASE THREE

LEGAL DESCRIPTION: (PHASE THREE)

A portion of land lying in Section 15, Township 24 South, Range 37 East, Brevard County, Florida, being more particularly described as follows:

Commence at a point on the South right of way line of Central Boulevard, a 100.00 foot right of way, as described in Official Records Book 3057 at Page 445 of the Public Records of Brevard County, Florida, and the Westerly line of the lands described in Official Records Book 3902 at Page 3776 of the Public Records of Brevard County, Florida; Thence run S.37°21'10"E., a distance of 727.49 feet to the Point of Beginning; Thence run S.37°21'10"E. a distance of 763.55 feet to a point on the North right of way line of Tower Boulevard, (Tower Boulevard) a 60.00 foot right of way as described in Official Records Book 3057 at Page 448 of said Public Records; Thence run N.89°28'22"W. along said North right of way line a distance 147.03 feet; Thence leaving said North right of way line run N.37°22'12"W. a distance of 649.63 feet; Thence run N.00°32'40"E. a distance of 29.95 feet; Thence run N.52°38'50"E. a distance of 97.65 feet to the Point of Beginning. Said Parcel contains 1.909 acres more or less.

Beginning; Thence continue N.89°28'22"W. along said North right of way line a distance of 278.60 feet; Thence leaving said North right of way line run N.00°31'38"E. a distance of 139.69 feet; Thence run S.89°28'22"E. a distance of 207.93 feet; Thence run S.37°21'10"E. a distance of 115.09 feet; Thence run S.00°31'38"W. a distance of 48.85 feet to the Point of Beginning. Said Parcel contains 0.677 acres more or less.

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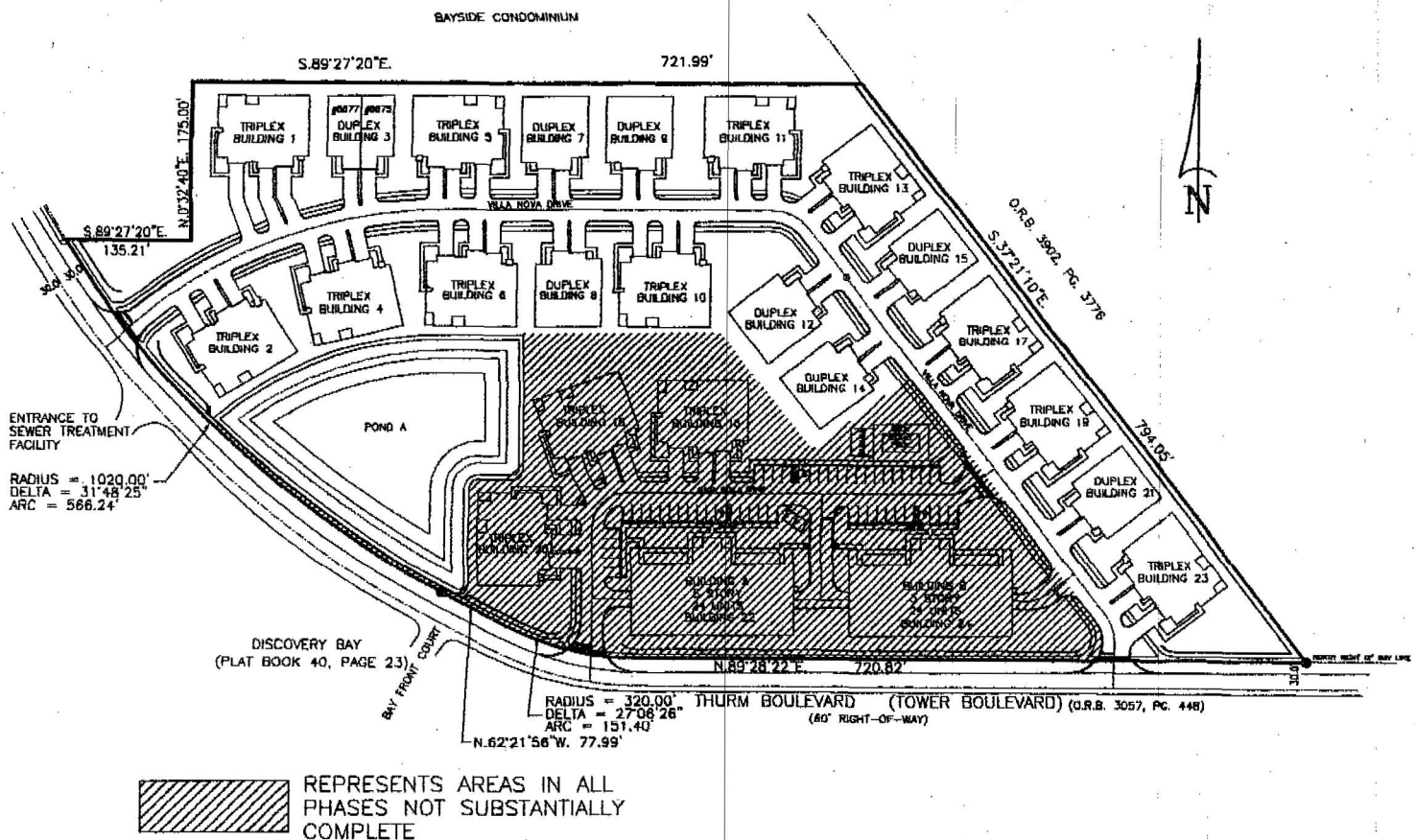
EXHIBIT "A"

SHEET 2

BAYPORT CONDOMINIUMS

Graphic Plot Plan

for Overall Planned Improvements



SURVEYORS NOTES CONCERNING GRAPHIC PLOT PLAN

1. This is a Phase Development consisting of six phases.
2. Some improvements are constructed.
3. This development consists of 24 buildings. There are 8 Duplex building, 14 Triplex buildings and 2 five story buildings. The balance of the improvements consist of parking areas, sidewalks, driveways, a pool and cabana and open spaces.
4. There exists a Non Exclusive easement over and across each phase for Ingress-Egress to the Units.
5. All areas and improvements exclusive of the Units are common elements of the Condominium. Some areas such as the balconies and garage spaces are common elements whose use is limited to the adjacent Unit or as set forth in the Declaration.
6. The Graphic Plot Plan shown was prepared by John R. Campbell, P.L.S. and is based on the proposed improvements as shown on the Engineering Site Plan.
7. The Elevations shown on the Floor Plans are based on N.G.V. Datum of 1929.
8. "8677" Indicates the address of the Unit.

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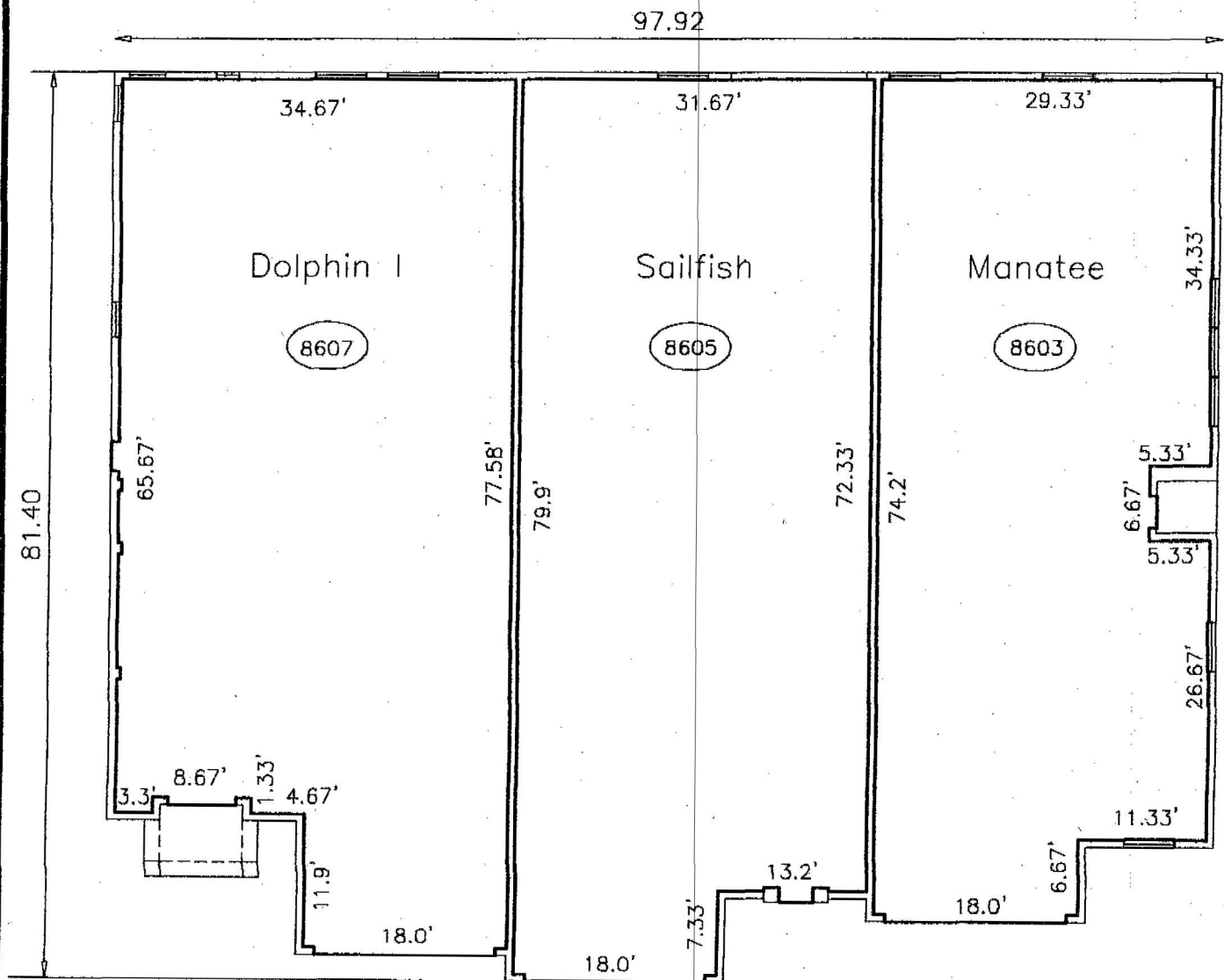
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 3

BAYPORT CONDOMINIUMS

Phase One - Building 23



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Finish Floor Elevation is 9.50.
The Finish Ceiling Elevation for Manatee & Dolphin is 19.50'.
The Finish Ceiling Elevation for Sailfish is 29.50'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the porches are common elements whose use is limited to the adjacent Unit.
5. (8605) Indicates Unit number designation.
6. "Manatee" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets through .

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OF BREVARD, INC.

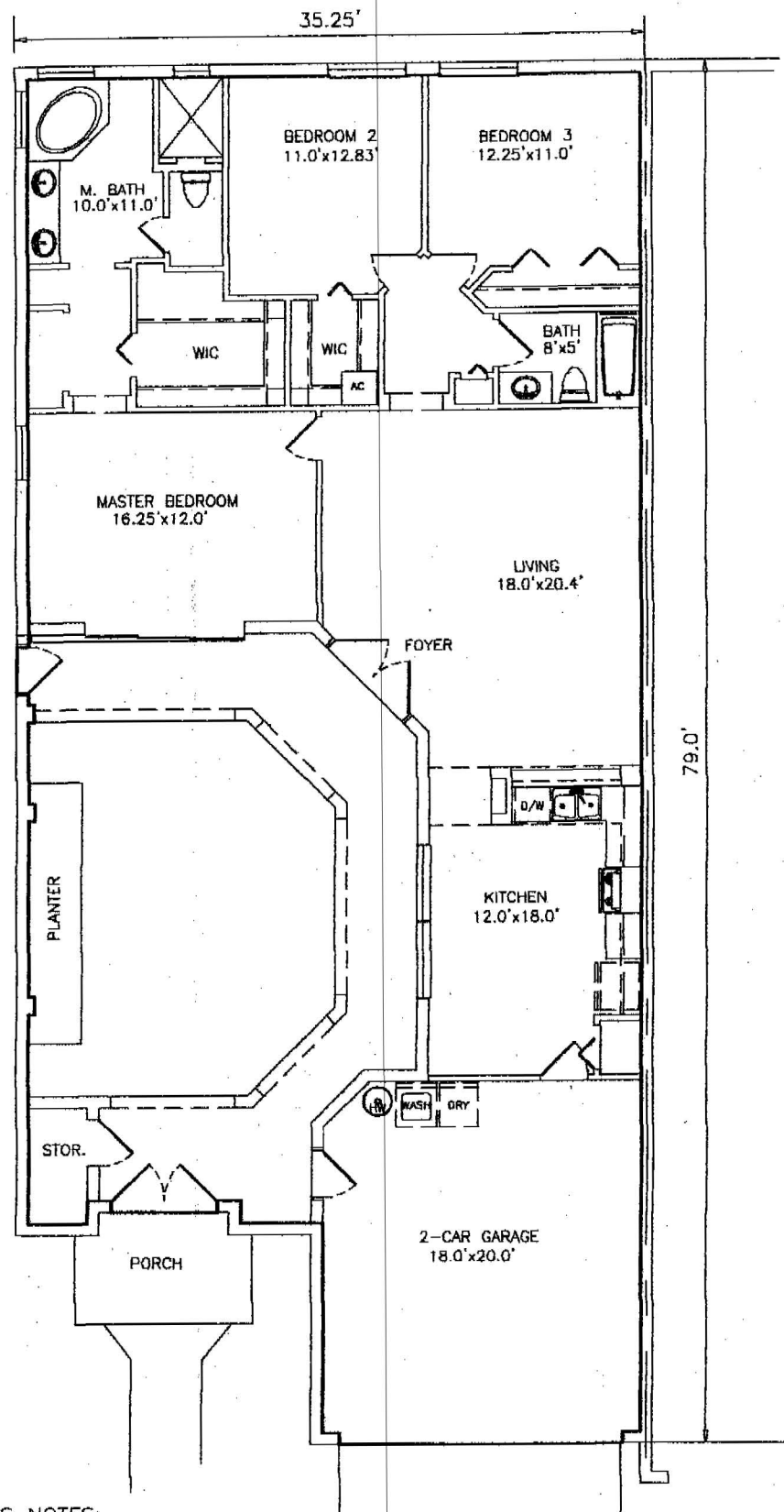
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 4

BAYPORT CONDOMINIUMS

Typical Floor Plan Dolphin I



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Front Porch is a Common Element whose use is limited to the adjacent Unit.

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OF BREVARD, INC

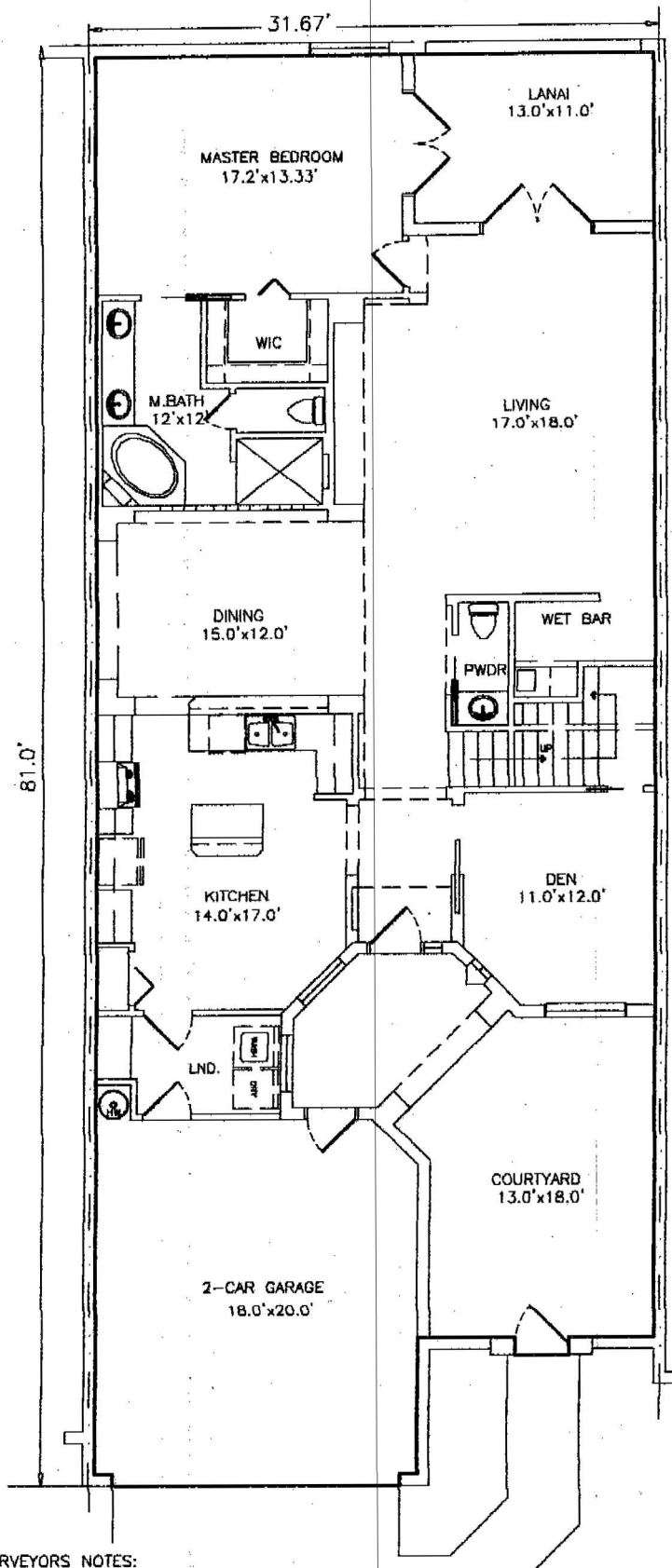
3525 N. COURTENAY PARKWAY - SUITE 1
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MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

EXHIBIT "A"

SHEET 5

BAYPORT CONDOMINIUMS

Typical 1st Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Lanai is a Common Element whose use is limited to the adjacent Unit.
4. This is the Typical 1st Floor Plan of this Unit. See Sheet 7 for 2nd Floor Plan.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC.

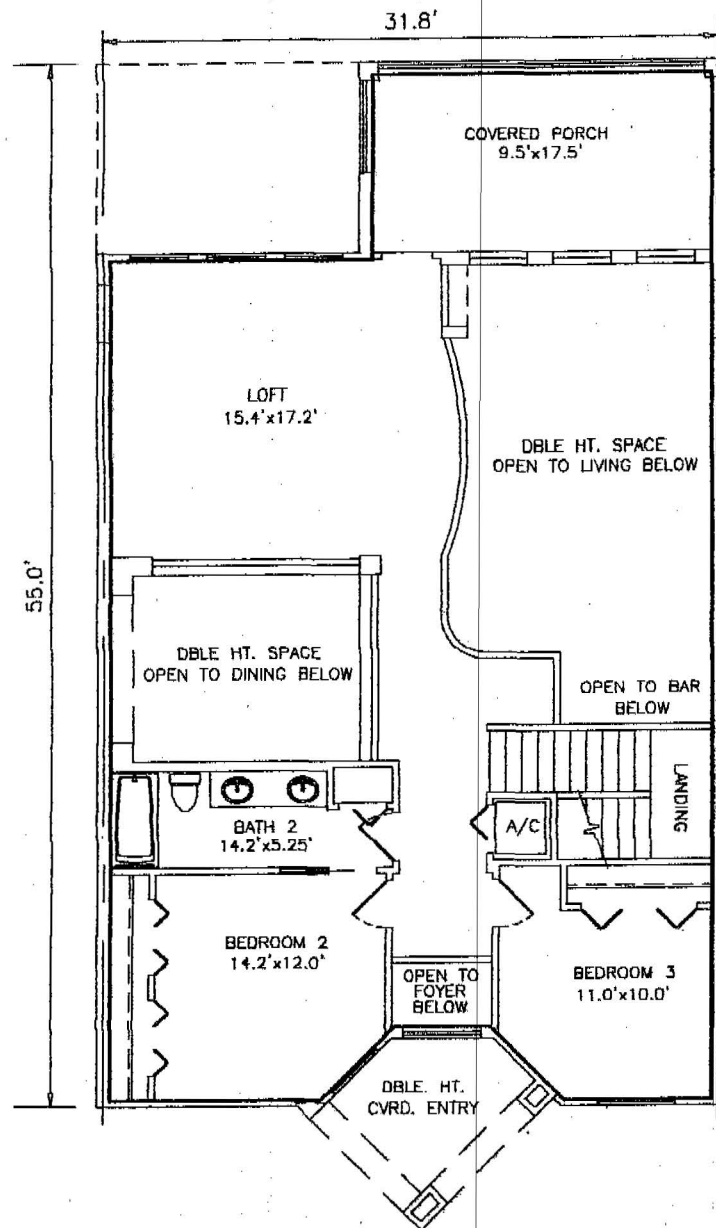
3525 N. COURTENAY PARKWAY — SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 6

BAYPORT CONDOMINIUMS

Typical 2nd Floor Plan Sailfish



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. — Indicates the Horizontal Limits of the Unit.

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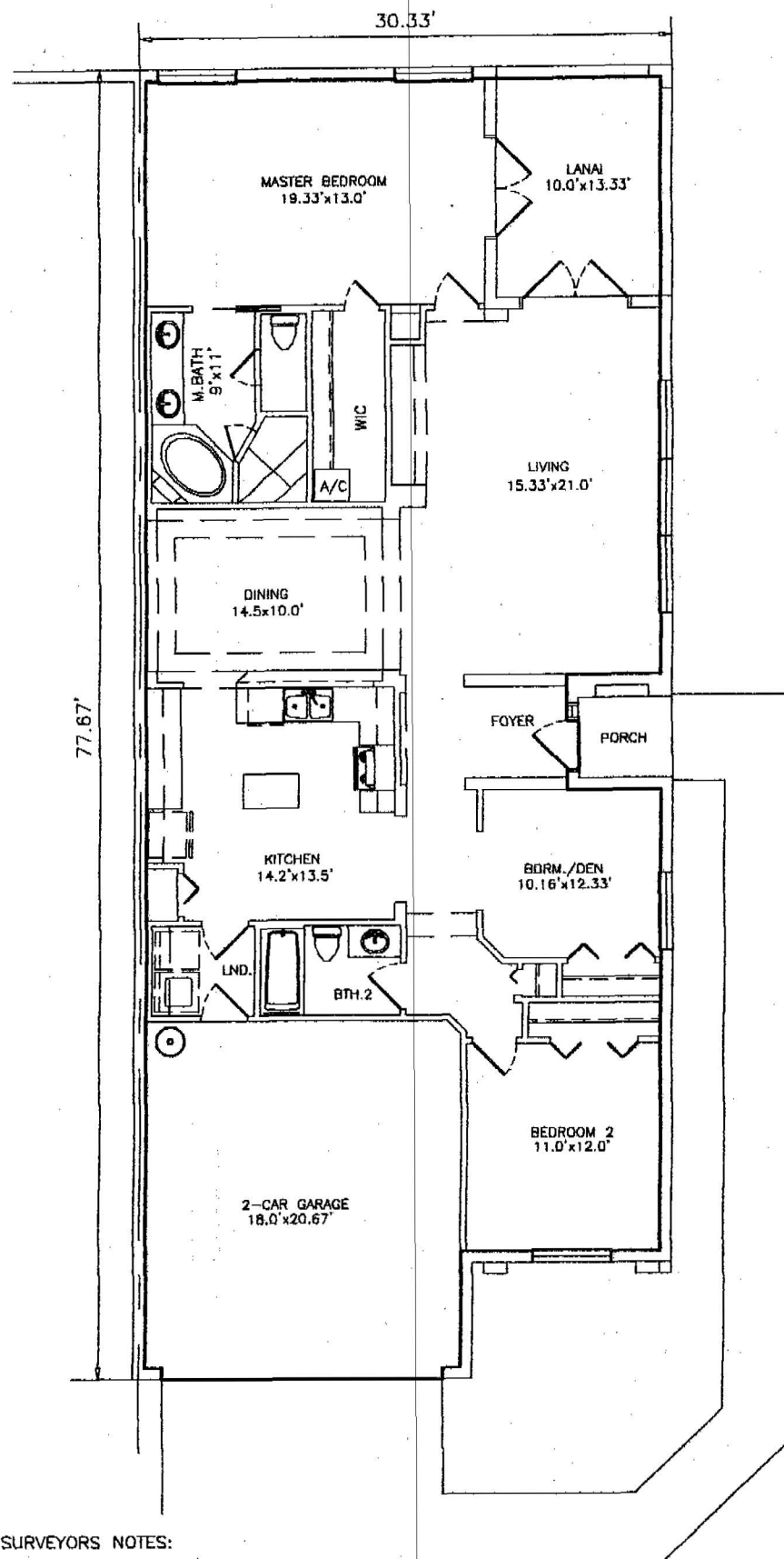
3525 N. COURTENAY PARKWAY - SUITE 1
MAILING ADDRESS: P.O. BOX 542148
MERRITT ISLAND, FL 32954 PHONE (407) 453-5820

EXHIBIT "A"

SHEET 7

BAYPORT CONDOMINIUMS

Typical Floor Plan Manatee



SURVEYORS NOTES:

1. This Plan is Typical of some of the Units within the development. Some Units may be a reverse or mirror image of the Plan shown. Refer to the Building Plans for its location.
2. ——— Indicates the Horizontal Limits of the Unit.
3. The Porch and Lanai are Common Element whose use is limited to the adjacent Unit.

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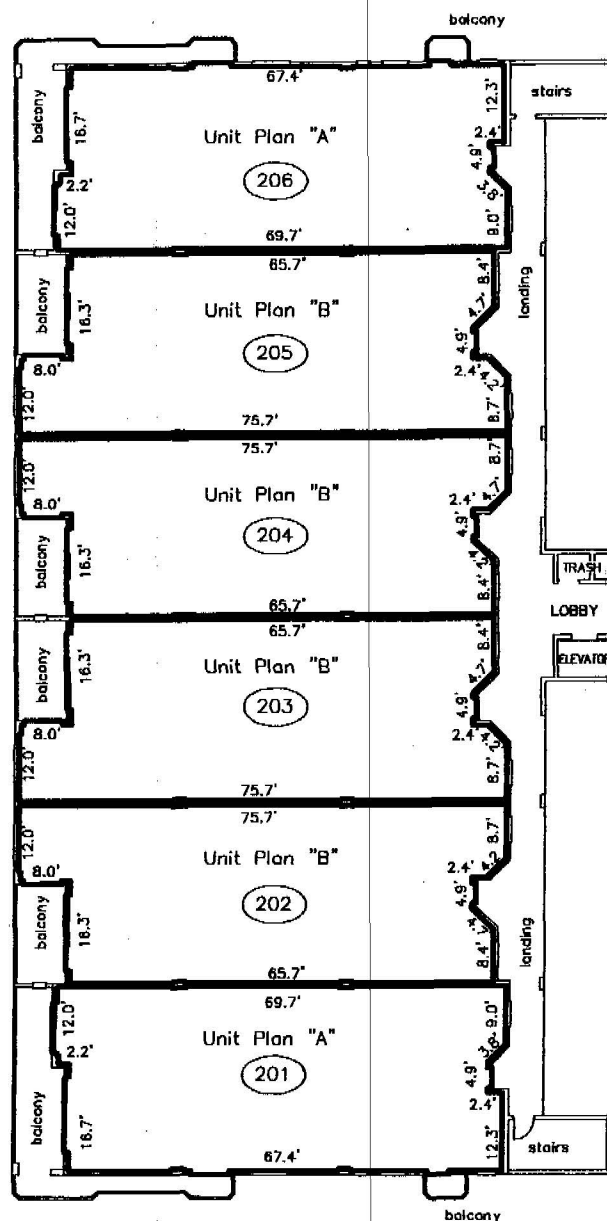
3525 N. COURTENAY PARKWAY - SUITE 1
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EXHIBIT "A"

SHEET 8

BAYPORT CONDOMINIUMS

Phase Five – Condominium Building 22 2nd Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 19.08'
The Proposed Finish Ceiling Elevation is 27.08'
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (201) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

Campbell SURVEYING AND MAPPING
OF BREVARD, INC

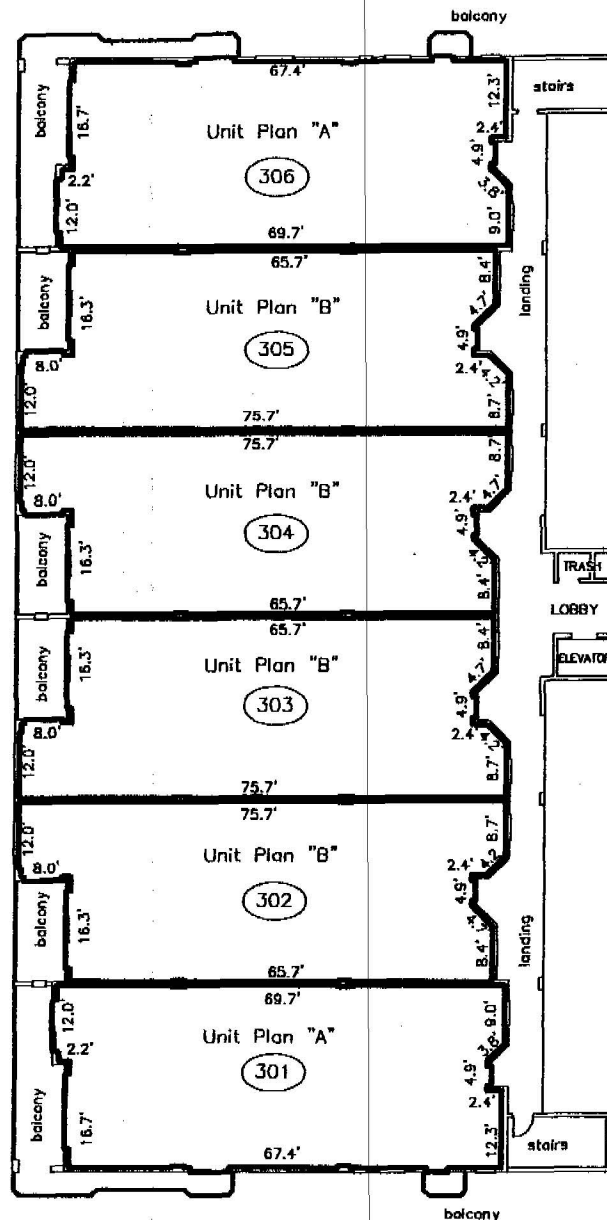
3525 N. COURTENAY PARKWAY – SUITE 1
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EXHIBIT "A"

SHEET 27

BAYPORT CONDOMINIUMS

Phase Five – Condominium Building 22 3rd Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 27.64'.
The Proposed Finish Ceiling Elevation is 35.64'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (301) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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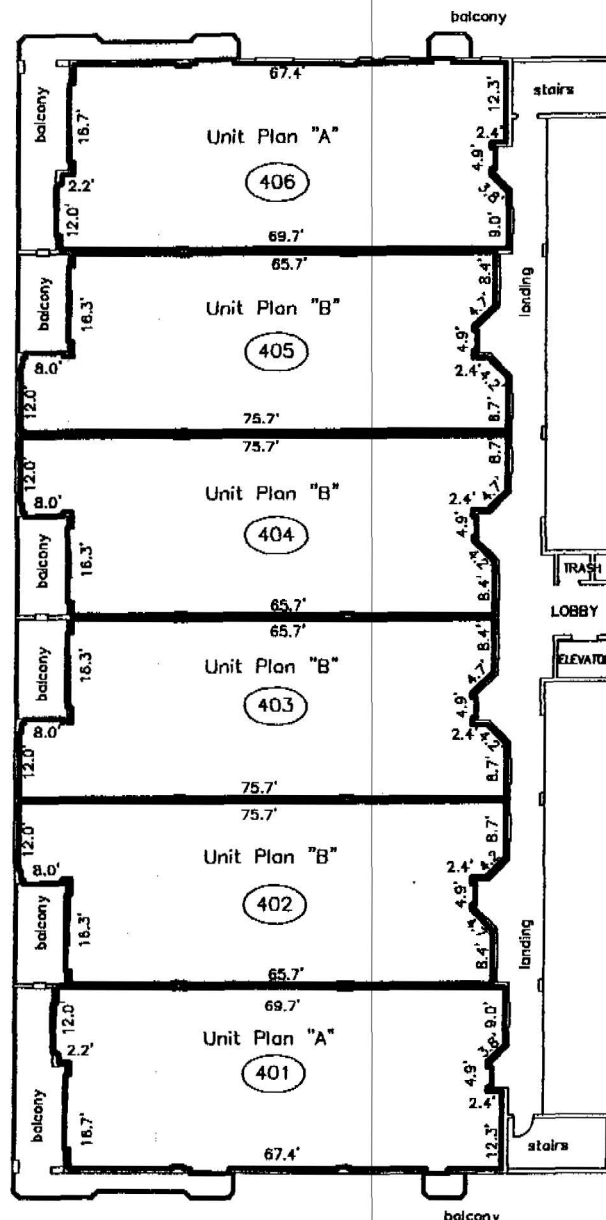
3525 N. COURTENAY PARKWAY – SUITE 1
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EXHIBIT "A"

SHEET 28

BAYPORT CONDOMINIUMS

Phase Five – Condominium Building 22 4th Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 36.31'.
The Proposed Finish Ceiling Elevation is 44.31'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (401) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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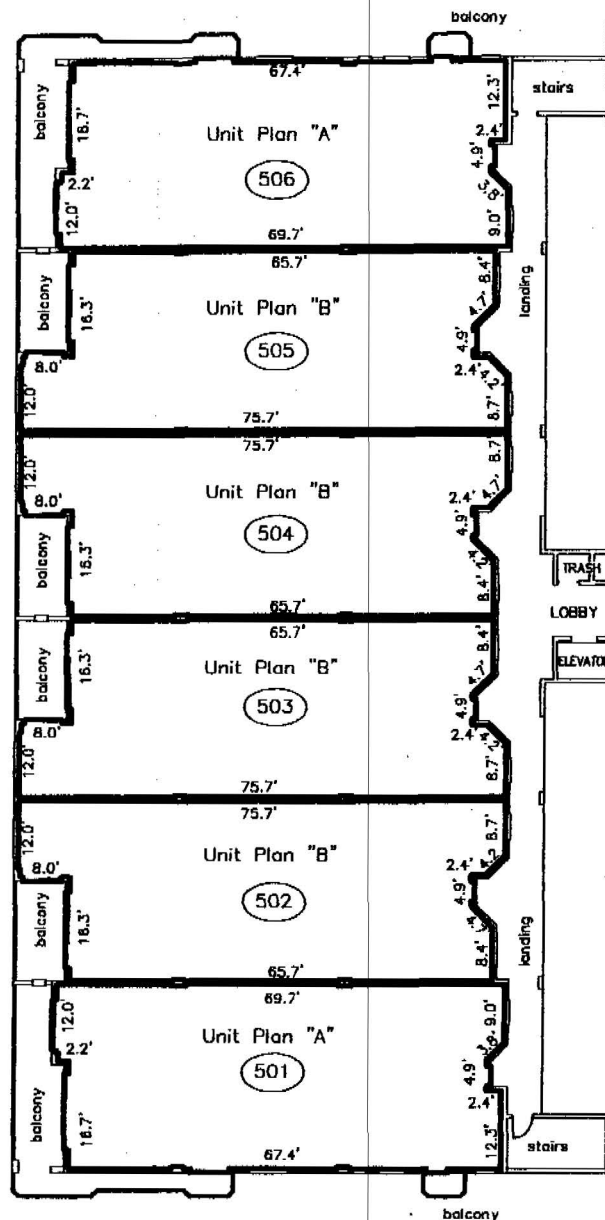
3525 N. COURTENAY PARKWAY – SUITE 1
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EXHIBIT "A"

SHEET 29

BAYPORT CONDOMINIUMS

Phase Five — Condominium Building 22 5th Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 44.97'.
The Proposed Finish Ceiling Elevation is 52.97'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (501) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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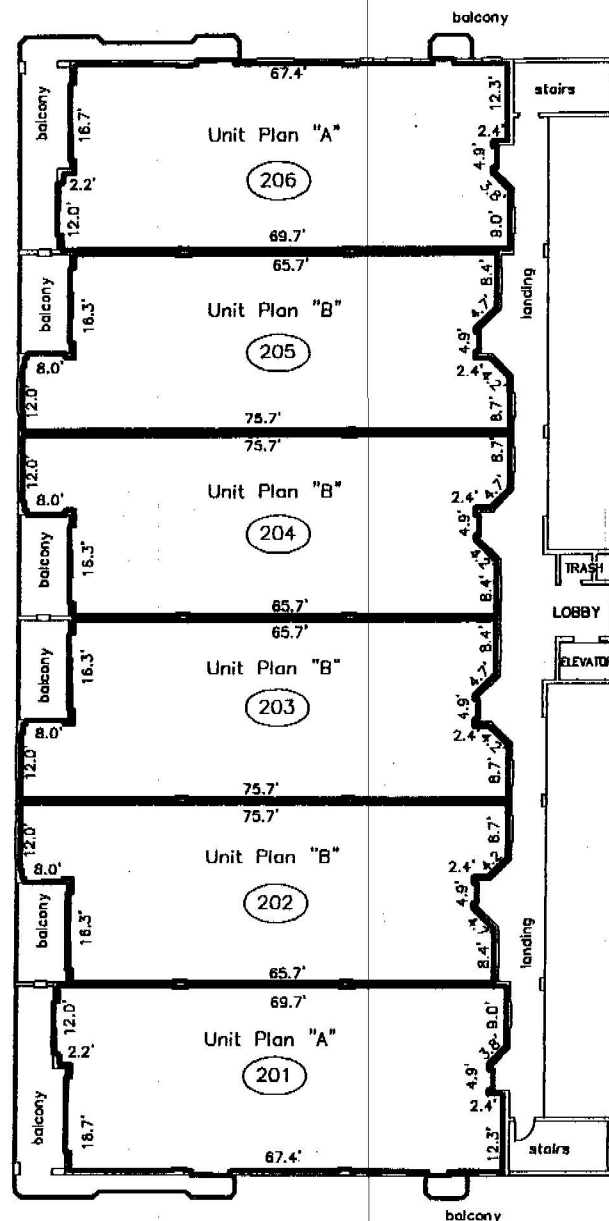
3525 N. COURTENAY PARKWAY — SUITE 1
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EXHIBIT "A"

SHEET 30

BAYPORT CONDOMINIUMS

Phase Six – Condominium Building 24 2nd Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 19.08'
The Proposed Finish Ceiling Elevation is 27.08'
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (201) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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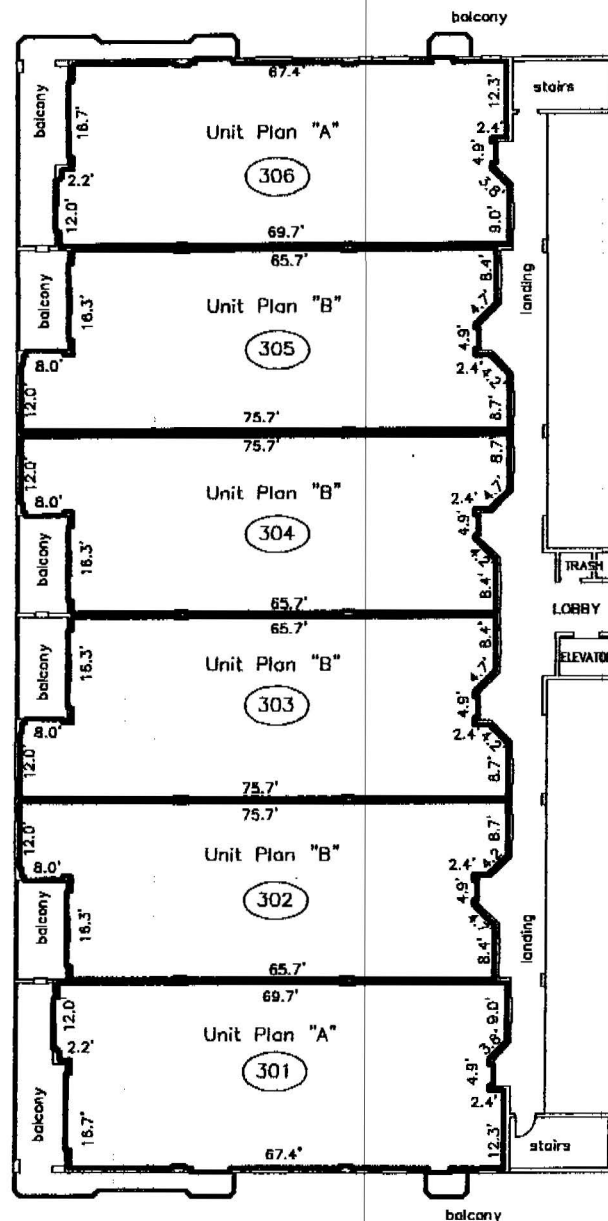
3525 N. COURTENAY PARKWAY – SUITE 1
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EXHIBIT "A"

SHEET 32

BAYPORT CONDOMINIUMS

Phase Six — Condominium Building 24 3rd Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 27.64'.
The Proposed Finish Ceiling Elevation is 35.64'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (301) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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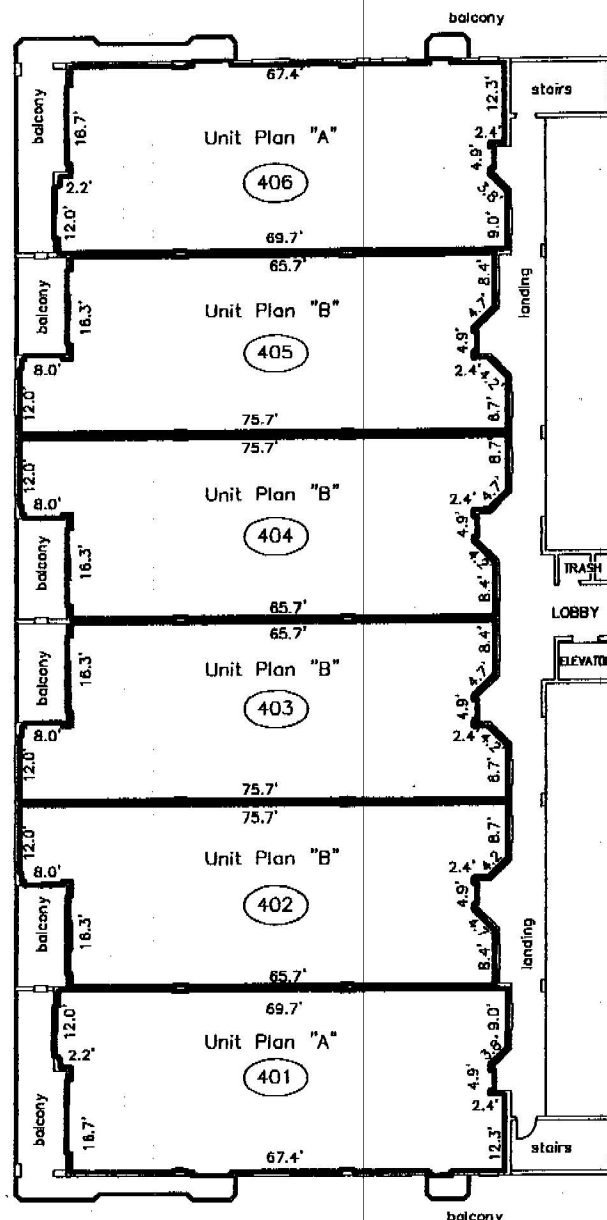
3525 N. COURTENAY PARKWAY — SUITE 1
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EXHIBIT "A"

SHEET 33

BAYPORT CONDOMINIUMS

Phase Six — Condominium Building 24 4th Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 36.31'.
The Proposed Finish Ceiling Elevation is 44.31'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (401) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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OF BREVARD, INC.

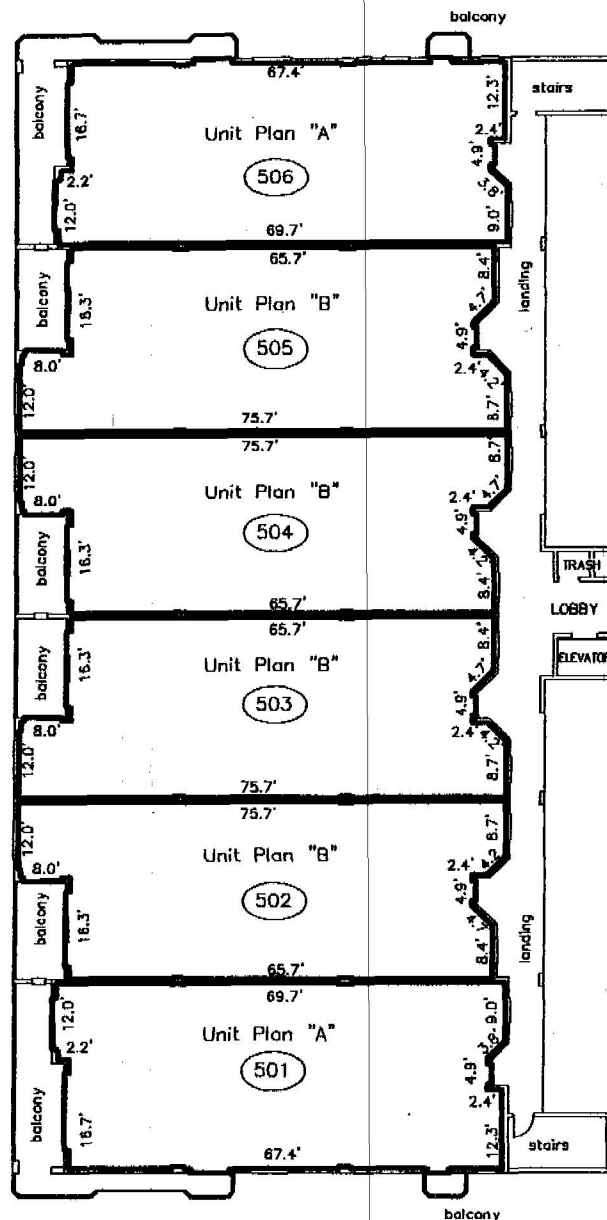
3525 N. COURTENAY PARKWAY — SUITE 1
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EXHIBIT "A"

SHEET 34

BAYPORT CONDOMINIUMS

Phase Six – Condominium Building 24 5th Floor Plan



SURVEYORS NOTES:

1. ——— Indicates the Horizontal Limits.
2. The Proposed Finish Floor Elevations is 44.97'.
The Proposed Finish Ceiling Elevation is 52.97'.
3. The Elevations shown are based on N.G.V. Datum of 1929.
4. All areas exclusive of the Units are common elements. Some areas such as the balconies are common elements whose use is limited to the adjacent Unit.
5. (501) Indicates Unit number designation.
6. "Unit Plan B" indicates Typical Floor Plan of that Unit.
Refer to Typical Floor Plans on Sheets 41 & 42.

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EXHIBIT "A"

SHEET 35